

±26,700 SQUARE FOOT INDUSTRIAL BUILDING

featuring modern interior and exterior improvements



1221 E. WARNER AVE.
SANTA ANA, CALIFORNIA

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**ORANGE
COUNTY
INDUSTRIAL**

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ORANGE COUNTY
INDUSTRIAL

FEATURES

- Total Site Area: ±1.16 Acres
- Total Building Size: ±26,700 SF
 - » Warehouse: ±22,200 SF
 - » Office: ±4,500 SF
- Parking: Approximately 2:1 Ratio
- Truck Loading: 5 Ground Level Doors
 - » Three (3) 12' x 12'
 - » Two (2) 20' x 14'
- Secured Fenced Yard & Parking Areas
- Three (3) Spray Booths
- 2,000 AMPS (120-208-480v)
- Clear Height: 19' to 22'
- Flexible M1 Zoning
- Sprinklers
- Skylights
- Modern Interior & Exterior Improvements
- Excellent Curb Appeal
- Rare Prime Location on a Major Thoroughfare with Immediate 405, 55 & 5 Freeway Access
- Minutes from World Class Tustin Legacy, Featuring Over 100 Acres of Public Parks, 700,000+ SF of Creative Office, 2,800 New Homes, Numerous Retail Amenities & Hoag Health Center



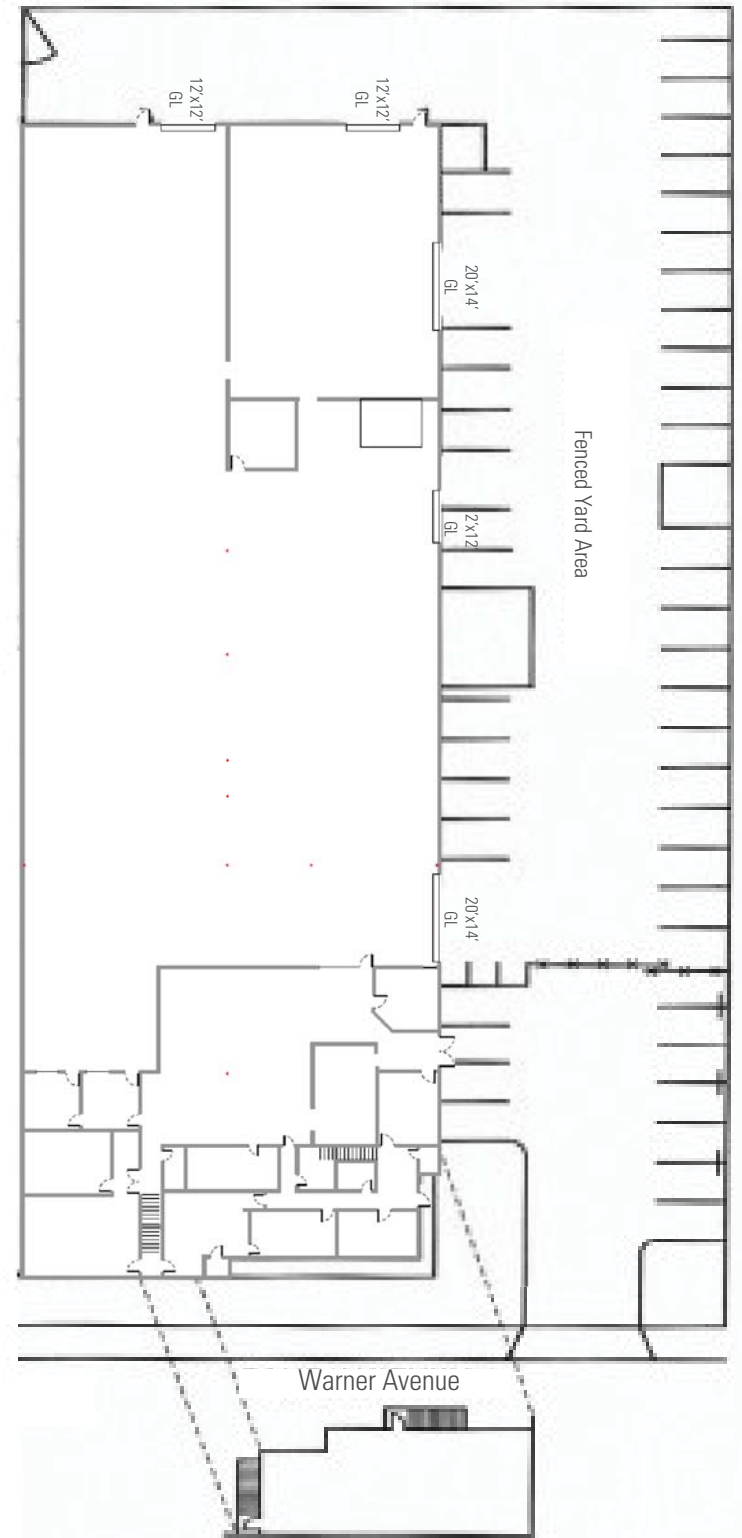
SITE PLAN



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