

5 BUILDINGS TOTALING ±38,980 ON 2.21 ACRES

AVAILABLE FOR SALE OR LEASE

2701-2717 S. MAIN STREET, SANTA ANA CA

E. DYER ROAD

S. MAIN STREET

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LEE & ASSOCIATES

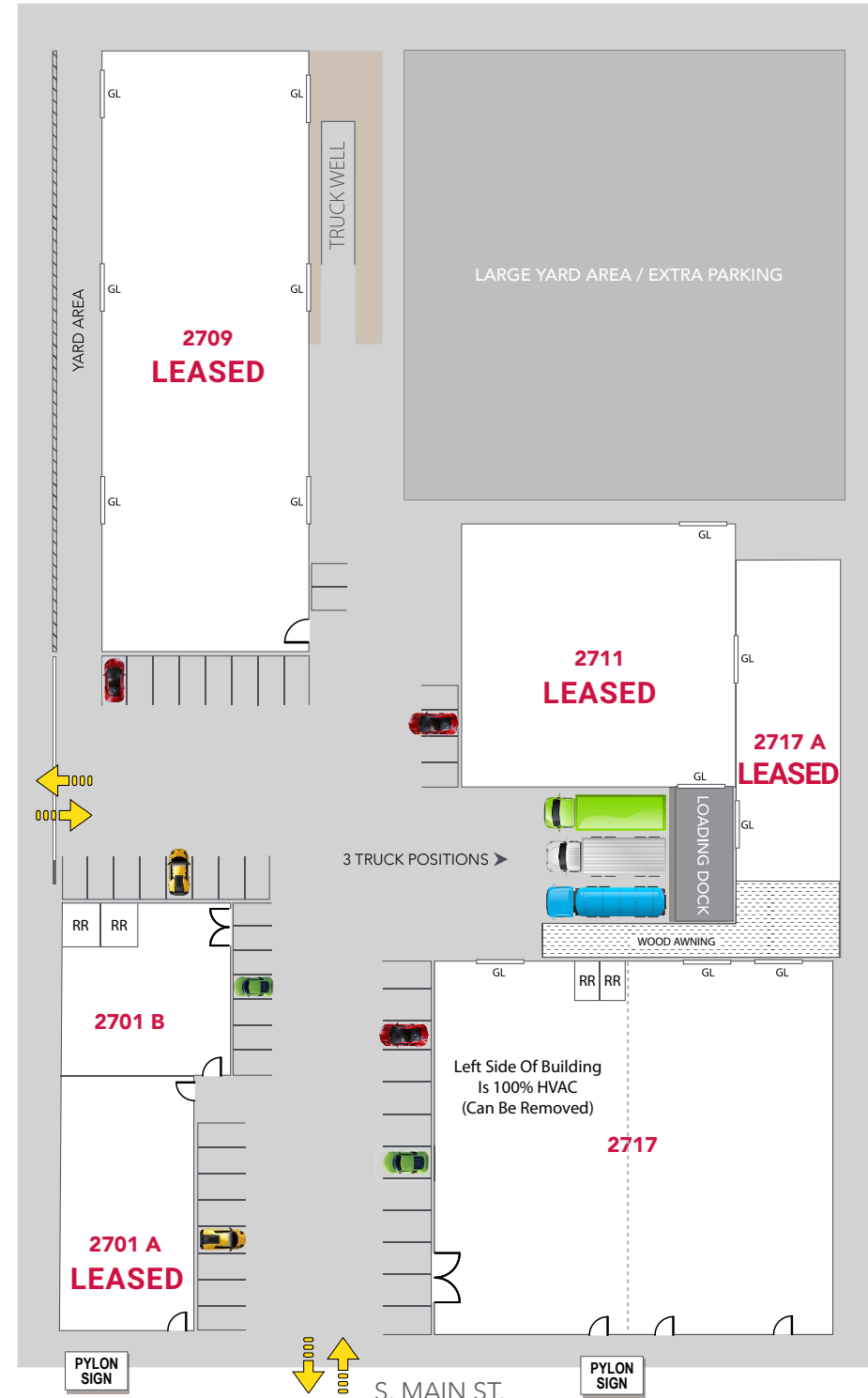
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY FEATURES & SITE PLAN

2701-2717 SOUTH MAIN STREET, SANTA ANA

- Flexible C2 Zoning: Ideal for Auto, Warehousing, Showroom, Retail, Wholesale, Equipment Yard, Church, Education, etc.
 - All uses permitted in C1 are permitted in C2
- Five (5) Building Site Totaling ±38,980 SF
- ±2.21 Acre Land Parcel
- Major Frontage On Main Street
- Multiple Building Top Signs
- Two (2) Pylon Signs
- Loading Dock - Three (3) Positions
- One (1) Truckwell
- Free Span Warehouses
- Abundant Parking / Large Fenced Yard Area
-  Freeway Access at Dyer
- Close to South Coast Plaza, JWA & Tustin Legacy
- Visit Link For C2 Zoning Info:
www.ci.santa-ana.ca.us/pba/planning/documents/C2.pdf



AVAILABILITY

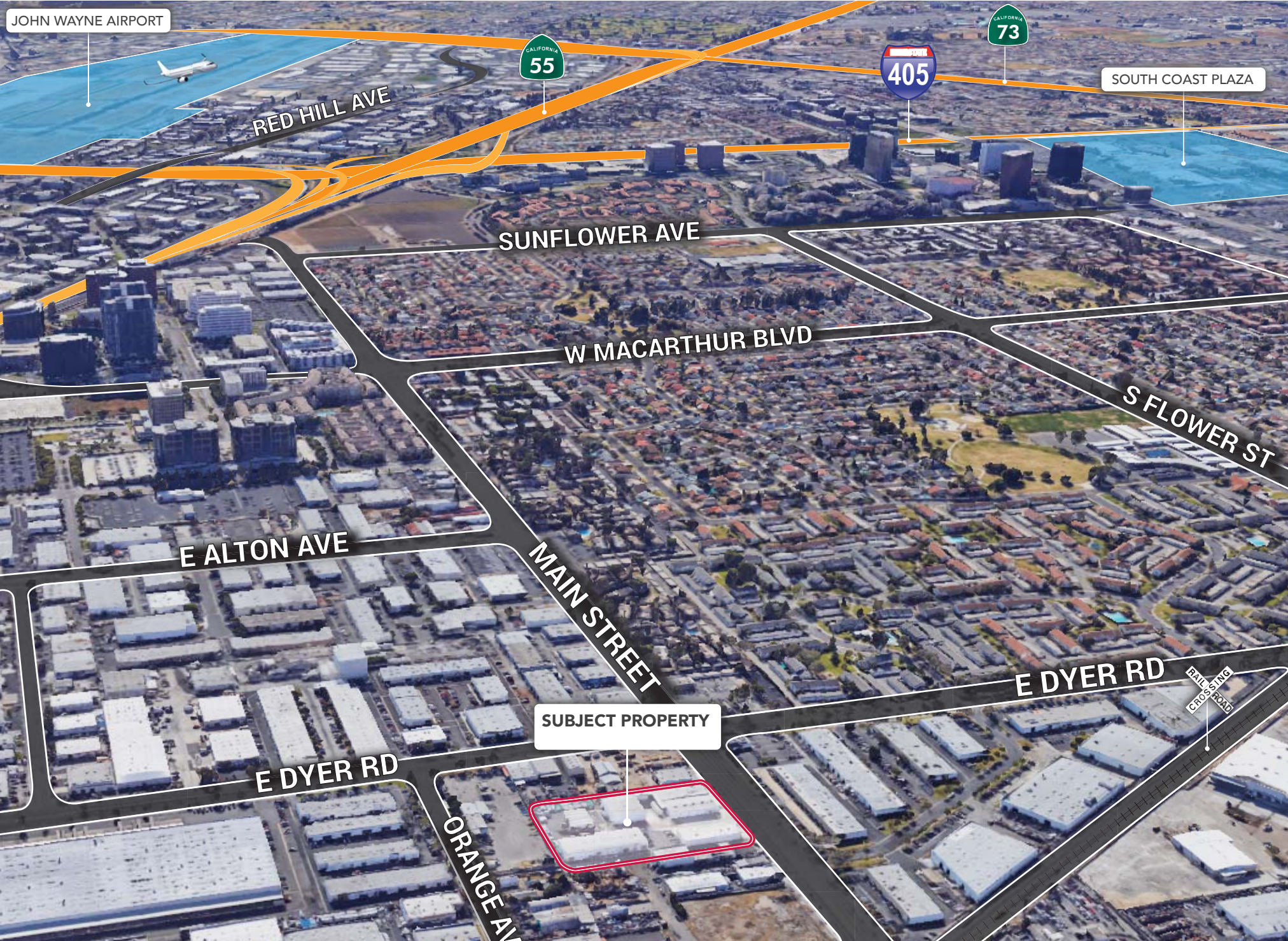
2701-2717 SOUTH MAIN STREET, SANTA ANA

Address	Dock Loading	Ground Level Doors	Building Size	Office Size	Clear Height	Signage	Amps	Notes
2717 MAIN	Yes	3	±13,760 SF	±6,880 SF	12'	Building Top & Pylon	TBD	<ul style="list-style-type: none">• Major frontage on Main• Excellent showroom space with access to the loading dock area• Divisible to 6,880 SF
2701 MAIN SUITE B	None	Double door used for loading	±2,500 SF	To Suit	14'	Building Top & Pylon	TBD	<ul style="list-style-type: none">• Building top signage facing Main• Makes for an excellent showroom or warehouse building

*** The property has one (1) pylon sign facing Main Street that is available**

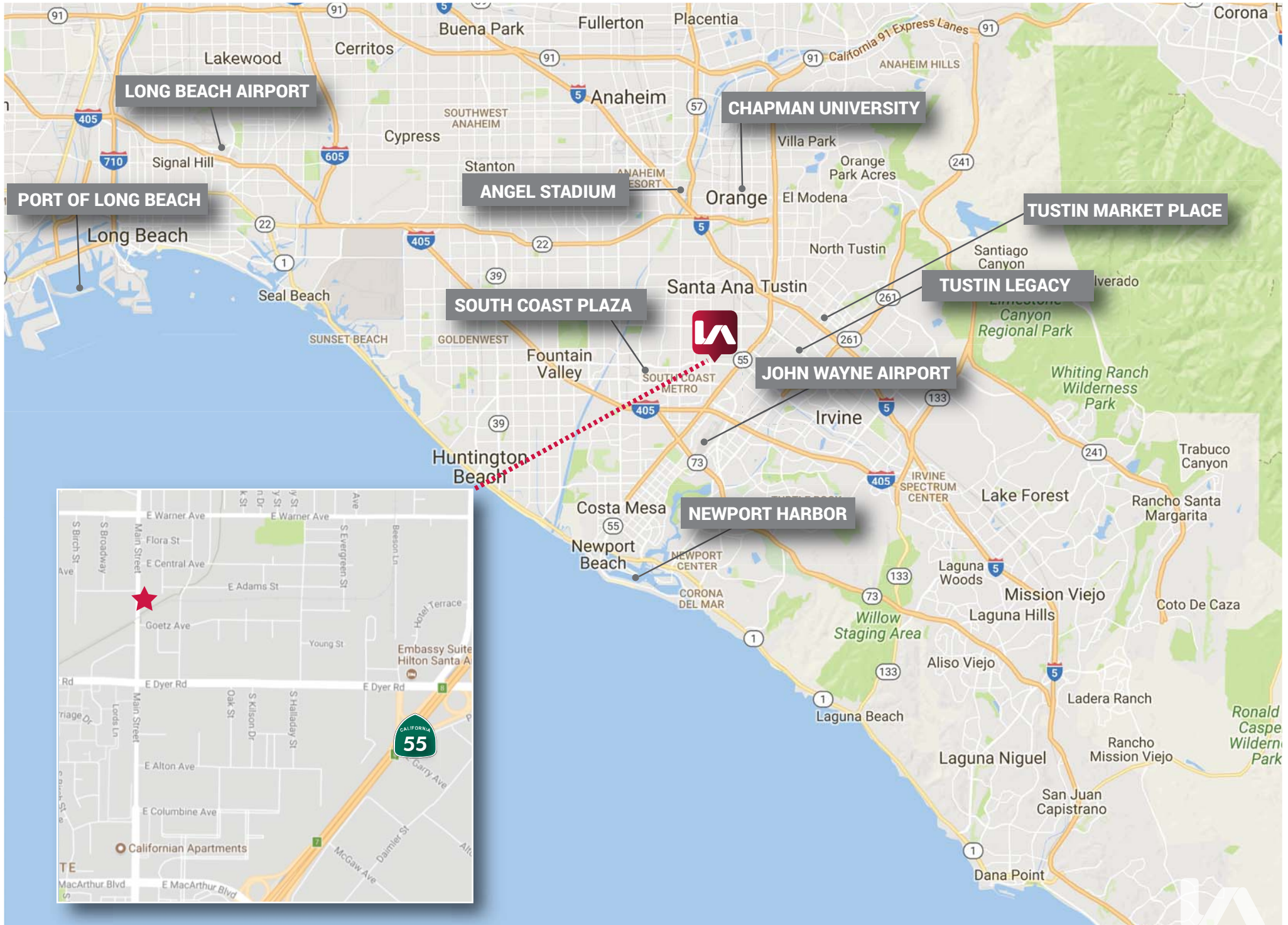
AERIAL MAP

2701-2717 SOUTH MAIN STREET, SANTA ANA



LOCATION MAP

2701-2717 SOUTH MAIN STREET, SANTA ANA





AVAILABLE FOR SALE OR LEASE

2701-2717 SOUTH MAIN STREET, SANTA ANA

FIVE BUILDINGS TOTALING
±38,980 SF ON 2.21 ACRES

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