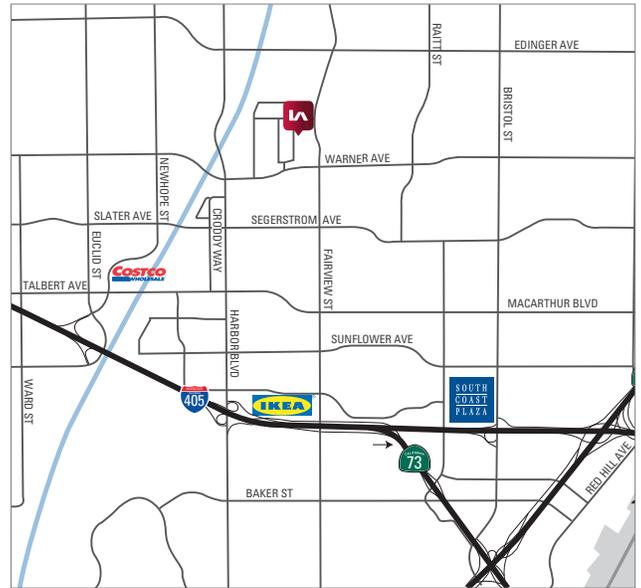


AVAILABLE FOR LEASE
±16,300 SF INDUSTRIAL BUILDING
2117 S. ANNE STREET, SANTA ANA, CA



PROPERTY FEATURES:

- ±16,300 Sq. Ft. Industrial Building
 - 12,300 Sq. Ft. Freestanding Industrial Building
 - 4,000 Sq. Ft. Covered Storage
- ±34,575 Sq. Ft. Lot
- Oversized Fenced Parking/Storage Area
- 2,000 Amp Power Panel, 108/220 V
- 18' Warehouse Clear Height
- ±2,000 Sq. Ft. Office Area
- Bonus Mezzanine
- Two (2) Ground Level Doors
- One (1) Truckwell - Front Loader
- One (1) Forklift Ramp Inside Yard
- Fire Sprinklers Throughout Building
- Seismic Retrofitted
- New Roof, AC Unit and Asphalt
- New Street Pavement and Sidewalk
- 405 Freeway Access from Harbor and Fairview



For more information, please contact:

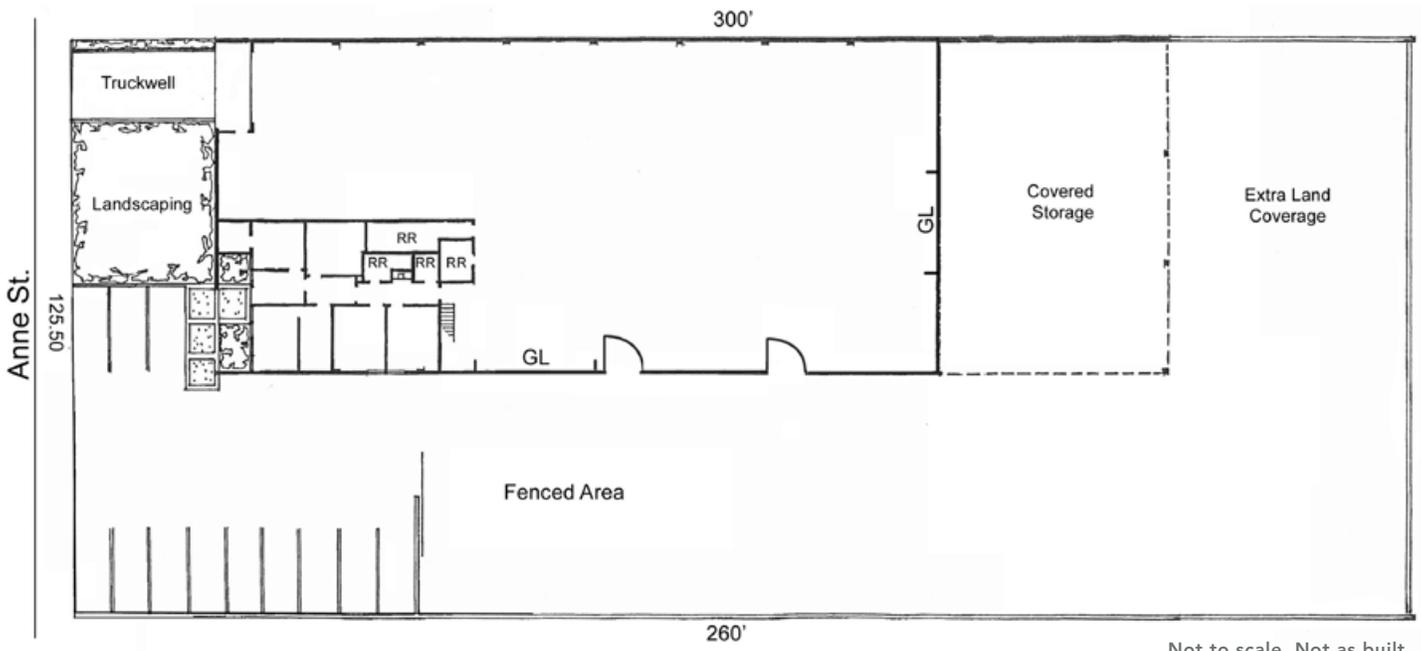
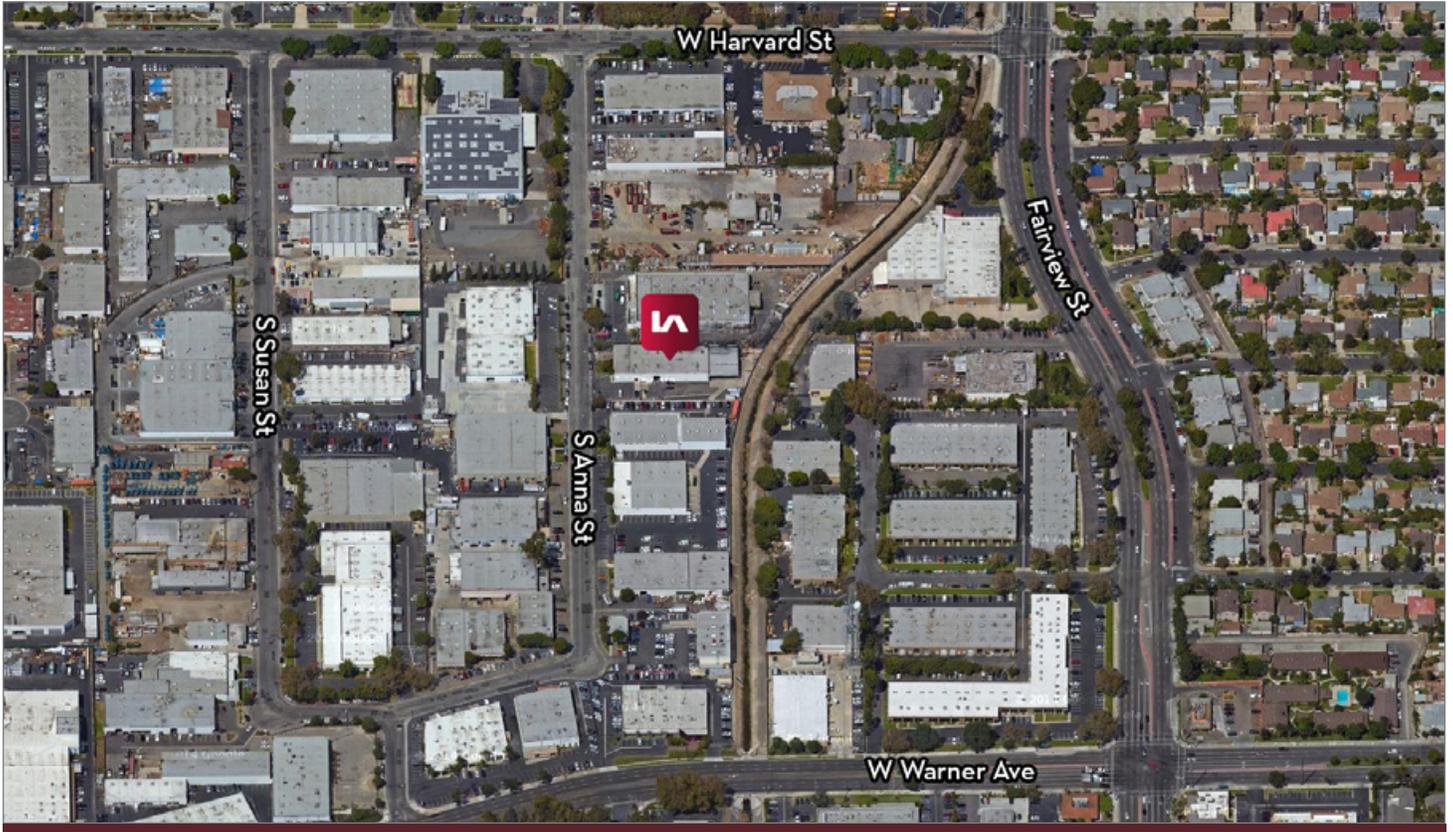
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Not to scale. Not as built.

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