

# FOR SALE

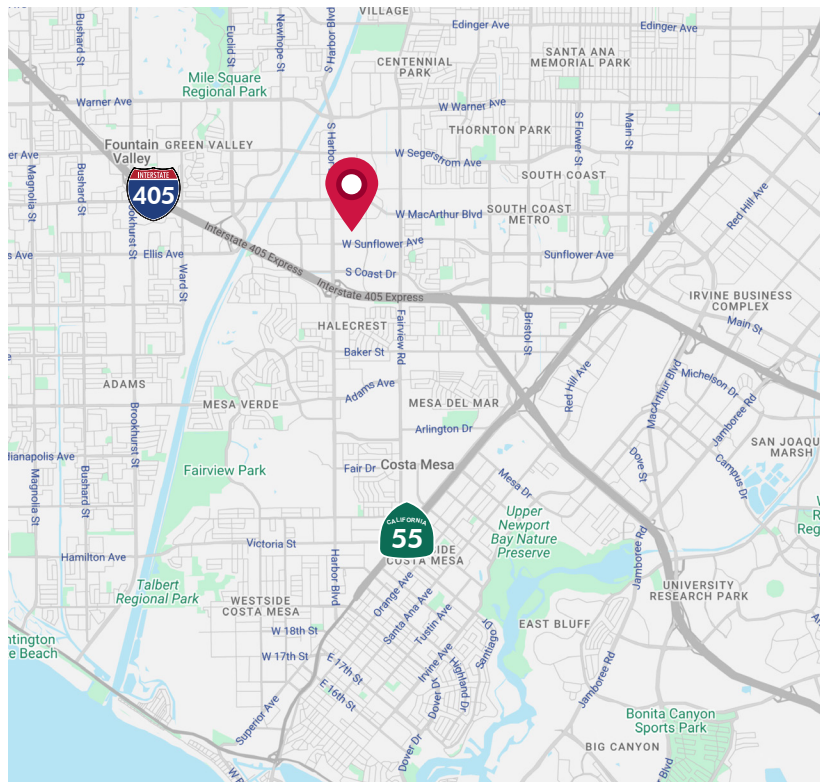
3518 LAKE CENTER DRIVE, UNIT D, SANTA ANA

±4,410 SF INDUSTRIAL CONDO



## PROPERTY FEATURES

- **±4,410 SF Single Story Industrial Condo**
- ±3,500 SF of Functional Office Space
- One (1) Ground Level Door
- 18' Warehouse Ceilings
- 400 Amps (277/480v)
- 2.7:1,000 SF Parking Ratio
- Sprinklered
- Built in 1989
- Association Dues: ±\$506 per month (±\$0.12 PSF)
- **Asking Price: \$1,830,150 (\$415 PSF)**



DALE CAMERA  
Senior Vice President  
License ID# 01313921  
949.790.3132  
dcamera@leeirvine.com

JASON HELMICK  
Senior Vice President  
License ID# 01786729  
949.790.3119  
jhelmick@leeirvine.com

ZACH SCHWANER  
Vice President  
License ID# 02009623  
949.790.3159  
zschwanner@leeirvine.com

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ORANGE COUNTY INDUSTRIAL**



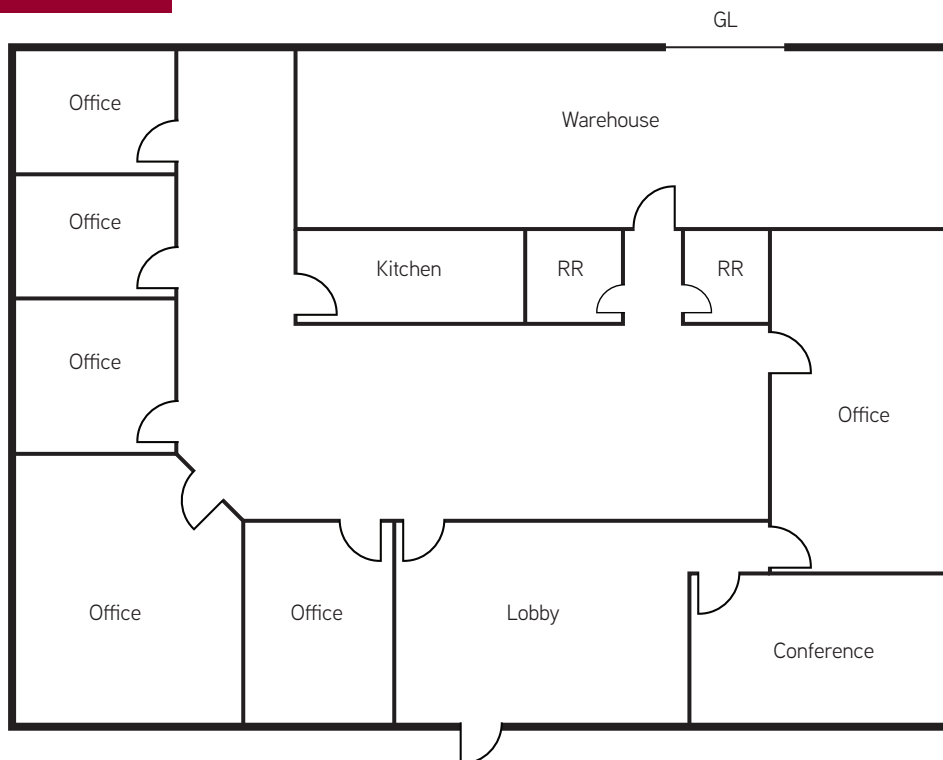
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## FLOOR PLAN



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