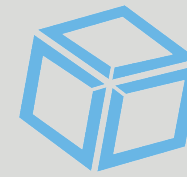


# NEW CONSTRUCTION

±97,967 SF INDUSTRIAL BUILDING ON ±4.7 ACRES



**DYER**  
DISTRIBUTION CENTER

**FOR LEASE  
OR SALE**



Website

Virtual Tour



**CBRE**

**300 E DYER ROAD, SANTA ANA**

Development, Marketing  
& Management by:



REAL ESTATE GROUP



# PROPERTY HIGHLIGHTS



±97,967 SF  
Freestanding  
Industrial Building



Situated on  
±4.7 Acres



±13,125 SF Total;  
±6,051 SF  
of Mezzanine



36' Warehouse  
Clearance Height



Two (2) Ground  
Level Doors



Ten (10) Dock  
High Doors



Up to 4000  
Amps of Power



92 Auto  
Parking Stalls



Fully Fenced,  
Secured Yard



135' Concrete  
Truck Court



Light Industrial  
(M1) Zoning

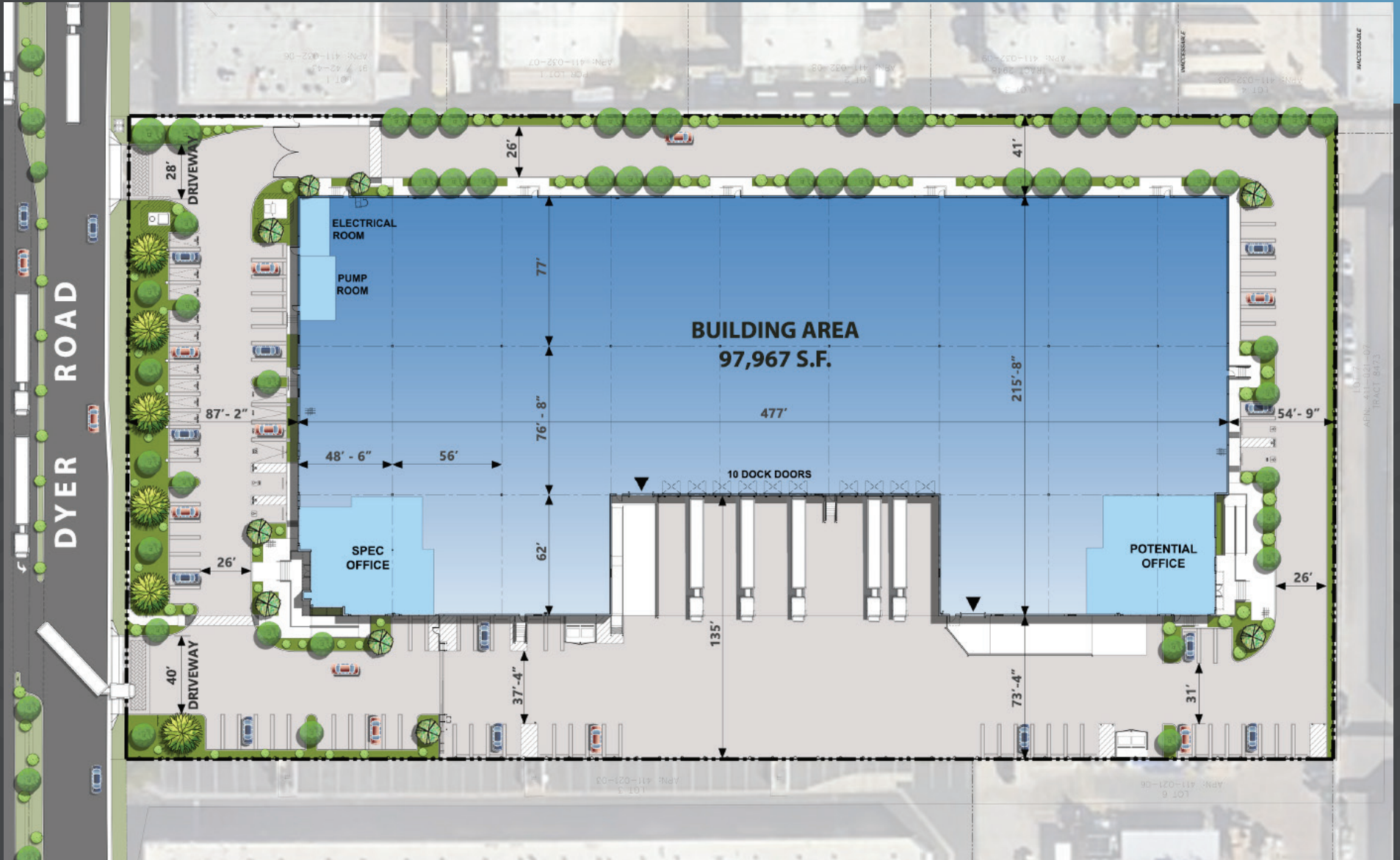


Dedicated Left-  
Hand Turn Lane



Easy Access to  
Costa Mesa (55),  
San Diego (405)  
& Santa Ana (5)  
Freeways

# SITE PLAN





# BUILDING SPECS

BUILDING SIZE	±97,967 SF
LAND SIZE	±4.7 Acres
OFFICE SPACE	±13,125 SF Total; ±6,051 SF of Mezzanine
MINIMUM CLEARANCE HEIGHT	36'
GROUND LEVEL/DOCK HIGH DOORS	Two (2) / Ten (10)
DOCK PACKAGES	40,000 LB. Leveler & Bumper at each Position
POWER	4,000 Amp UGPS, 2,000 Amp Meter Section
SPRINKLERS	ESFR
PARKING	92 Auto Stalls
YARD	Fully Fenced, Secured
TRUCK COURT	135'
PAVING	Concrete Paving Throughout
COLUMN SPACING	60' x 56'
BUILDING DIMENSIONS	215' 8" x 477'
SLAB THICKNESS	6" Thick, 4,000 PSI, Fully Reinforced
LIGHTING	LED
CONSTRUCTION TYPE	Concrete Tilt-Up (Type III-B Construction)

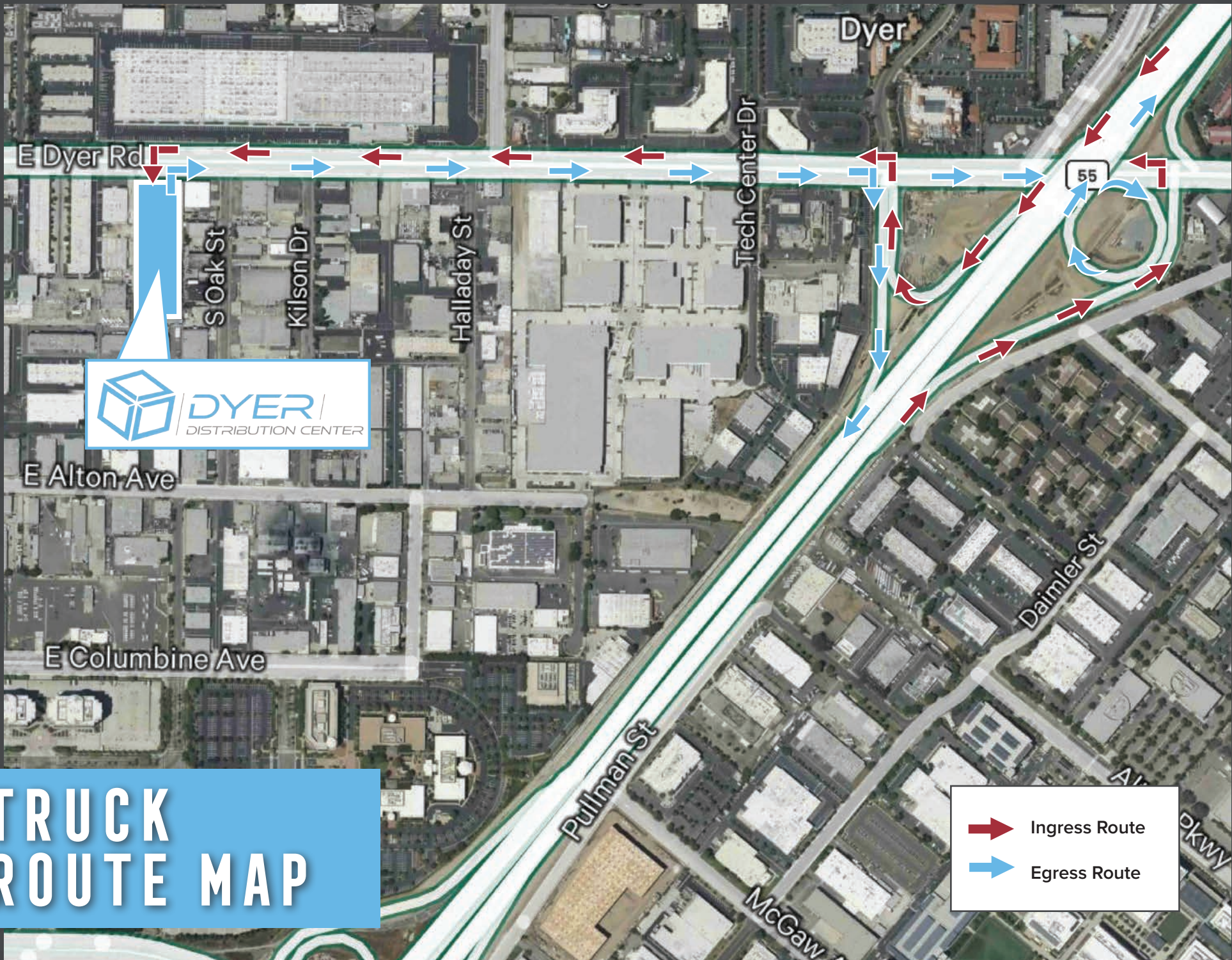
# REGIONAL MAP



## DEMOGRAPHICS

2025 STATS	1 MILE	3 MILES	5 MILES
# of Employees	23,257	230,464	463,512
Population	21,178	249,159	642,583
Bachelor's, Graduate or Professional Degree	23.2%	30.4%	39.5%
# of Households	5,685	76,778	205,540
Average Household Income	\$132,733	\$124,489	\$135,040
2029 Average Household Income (projected)	\$148,051	\$137,554	\$148,923









# CORPORATE NEIGHBORS





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# CBRE

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