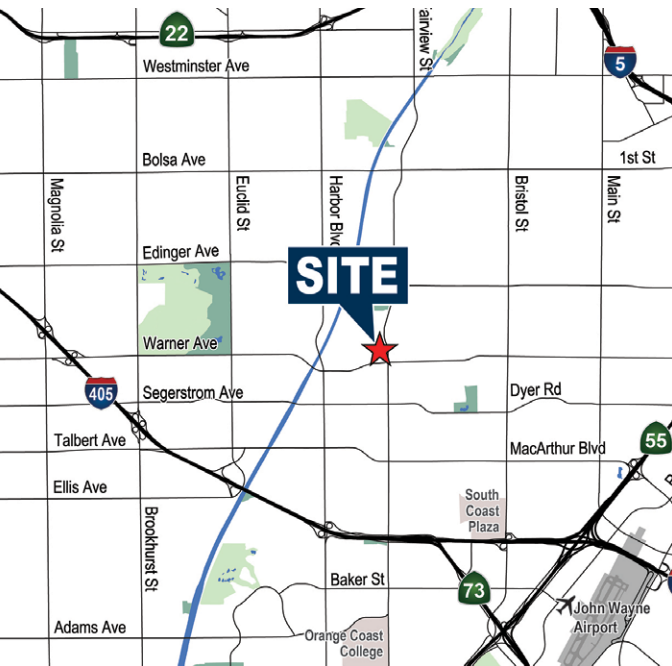


# WARNER FAIRVIEW BUSINESS PARK

2300-2320 S. FAIRVIEW  
2204-2230 S. FAIRVIEW  
2901-2921 W. WARNER  
2201-2239 S. HURON  
2901-2923 W. PENDLETON  
2900-2922 W. PENDLETON  
SANTA ANA, CA 92704

PROFESSIONALLY MANAGED BY:



## INDUSTRIAL & OFFICE UNITS FOR LEASE

FOR ADDITIONAL  
INFORMATION:

**MIKE VERNICK, CCIM, SIOR**  
Senior Vice President  
714.935.2354  
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mvernick@voitco.com

**TOM TERRY**  
Vice President  
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# AVAILABLE UNITS



## WAREHOUSE UNITS

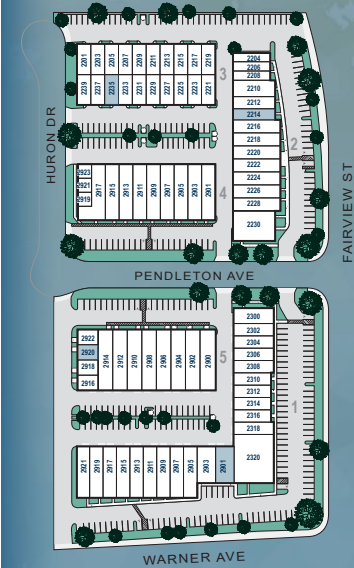
ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2235 S. Huron Drive Santa Ana	1,111 SF	121 SF	\$1.59 PSF	\$1,766.00 Plus CAM*	Private office/reception area, restroom, and warehouse with ground level loading door.
2901 W. Warner Avenue Santa Ana	1,769 SF	400 SF	\$1.55 PSF	\$2,742.00 Plus CAM*	Reception area, private office, restroom, and warehouse with ground level loading door.
2214 S. Fairview Street Santa Ana	1,848 SF	348 SF	\$1.55 PSF	\$2,864.00 Plus CAM*	Large open area, restroom, and warehouse with ground level loading door.

\* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.15 PSF, subject to change.

## OFFICE UNITS

ADDRESS	TOTAL SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2918 W. Pendleton Avenue Santa Ana	825 SF	\$1.55 PSF	\$1,279.00 Plus CAM*	Large open area, two (2) private offices, and restroom.

\* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.15 PSF, subject to change.



Available

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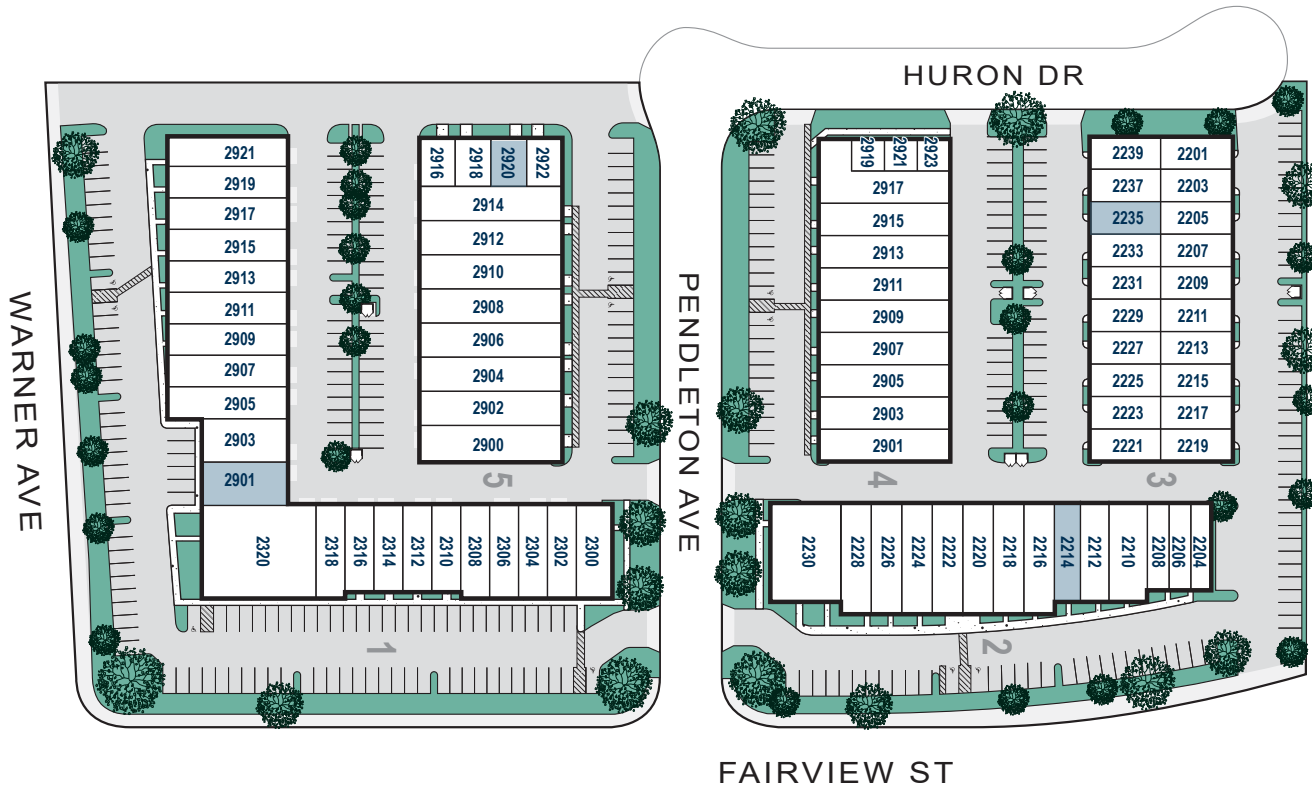
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# SITE PLAN



■ Available

\* Site plan may not be to scale.



Pride of Ownership Asset  
Professionally Managed  
Business Park (on site)



±126,715 SF Office and  
Industrial Units  
(Units can be combined to  
accommodate a variety of sizes.)



Major Street  
Frontage and  
Identity



405  
55  
73  
Excellent  
Access  
to Freeways



2.4 / 1,000  
Parking Ratio



14' min.



Functional Site Loading  
and Circulation



100 AMPS, Distributed  
110/208 Volt 3 Phase Power  
(verify)



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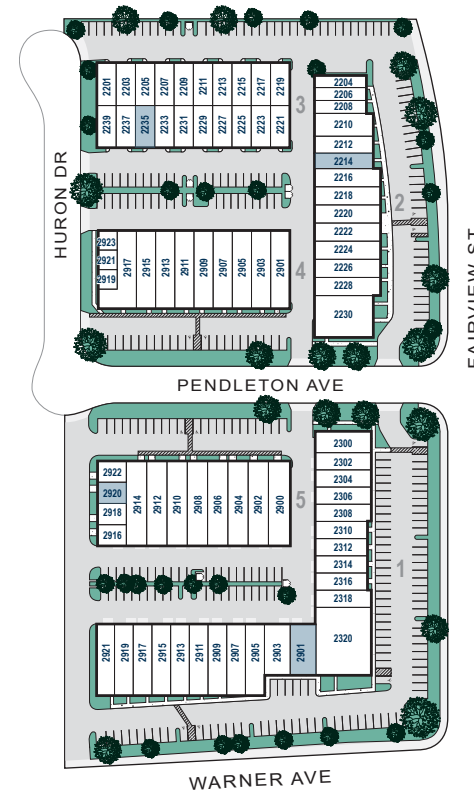
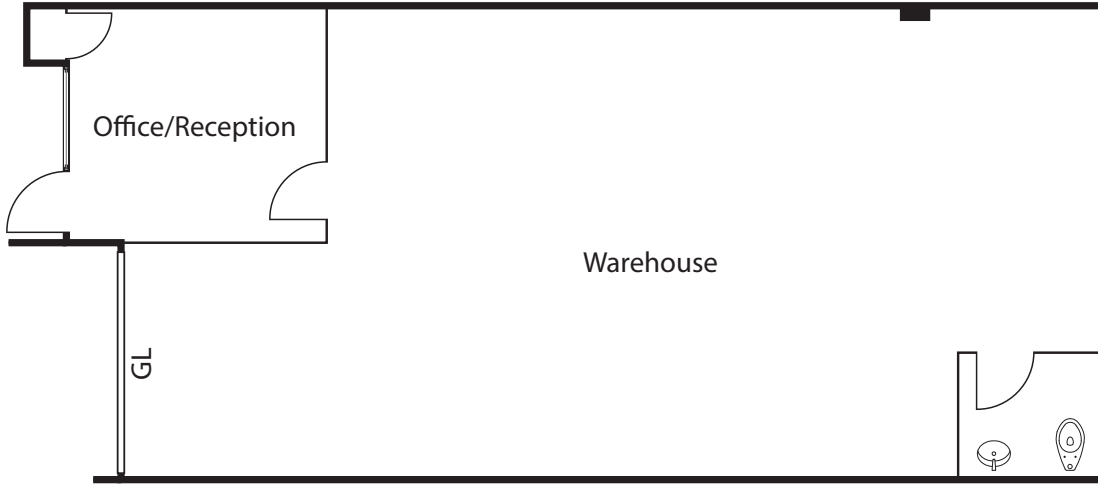
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# 2235 S. HURON DRIVE



\* Floor plan and site plan may not be to scale.

## UNIT FEATURES:



- » ±1,111 SF Industrial Unit
- » ± 121 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 110/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

±1,111 SF

±121 SF

14' MIN.



100 AMPS (VERIFY)



1 GL

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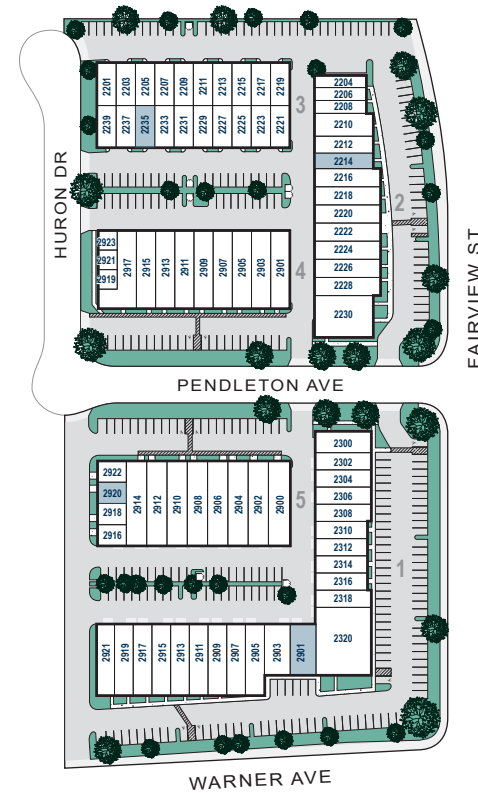
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# 2901 W. WARNER AVENUE



\* Floor plan and site plan may not be to scale.

## UNIT FEATURES:



- » ±1,769 SF Industrial Unit
- » ± 400 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 110/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

±1,769 SF

±400 SF

14' MIN.



100 AMPS (VERIFY)



1 GL

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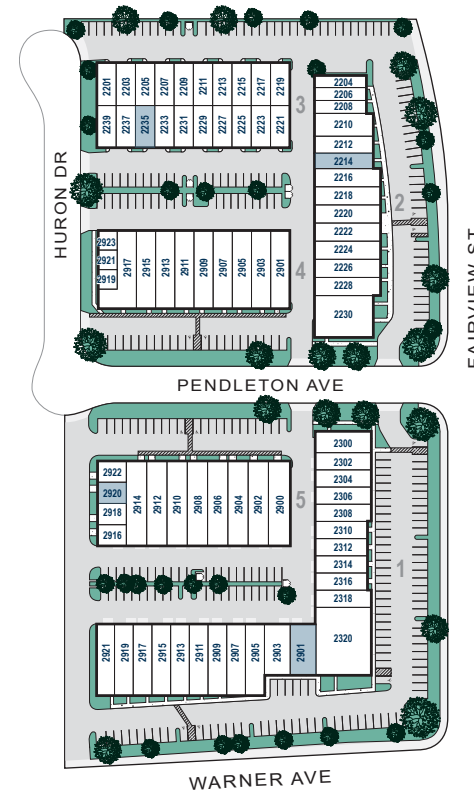
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# 2214 S. FAIRVIEW STREET



\* Floor plan and site plan may not be to scale.

## UNIT FEATURES:



- » ±1,848 SF Industrial Unit
- » ± 348 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 110/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

±1,848 SF

±348 SF

14' MIN.



100 AMPS (VERIFY)



1 GL

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### TOM TERRY

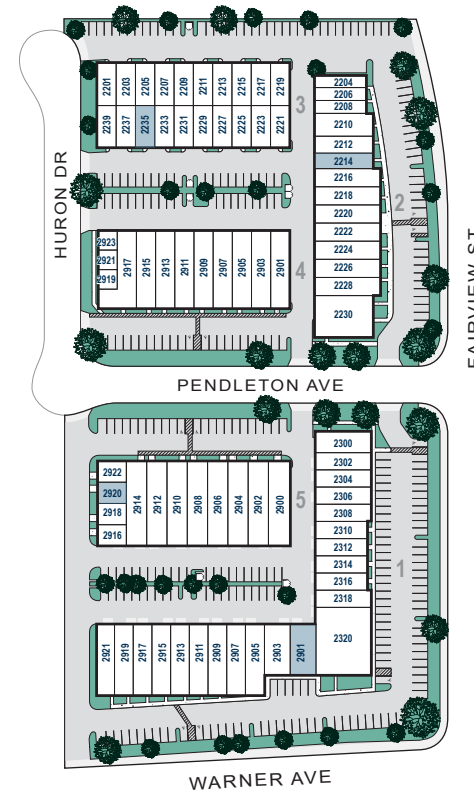
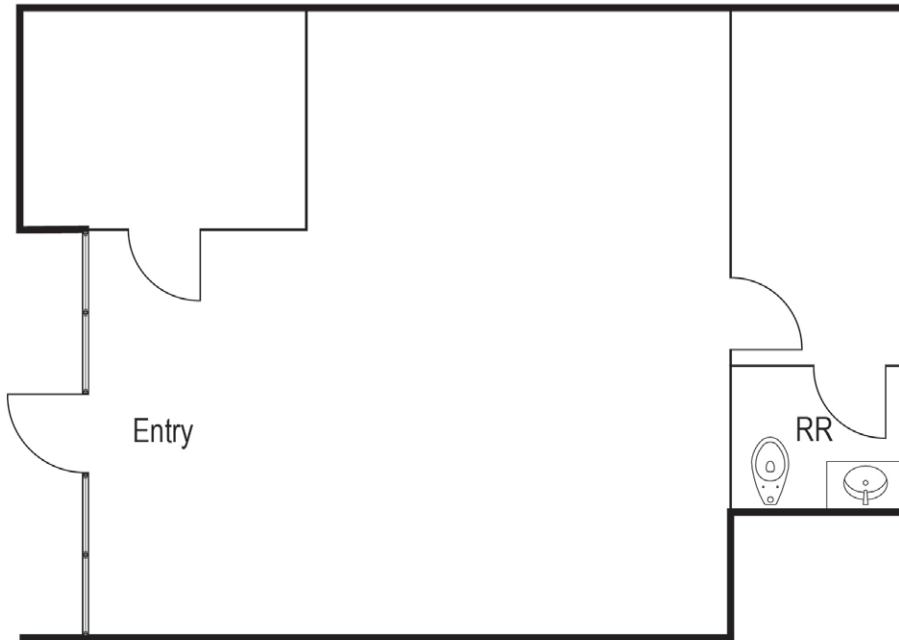
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# 2918 W. PENDLETON AVENUE

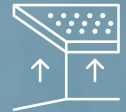


\* Floor plan and site plan may not be to scale.

## UNIT FEATURES:

- » ±825 SF Office Unit
- » 1 (one) Private Office
- » 1 (one) Restroom
- » 8' Finished Ceiling
- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » Updated 100 Amps, 110/208 Volt, 3 Phase Power (verify)
- » M1 Zoning (verify)

±825 SF



8' FINISHED CEILING



100 AMPS (VERIFY)

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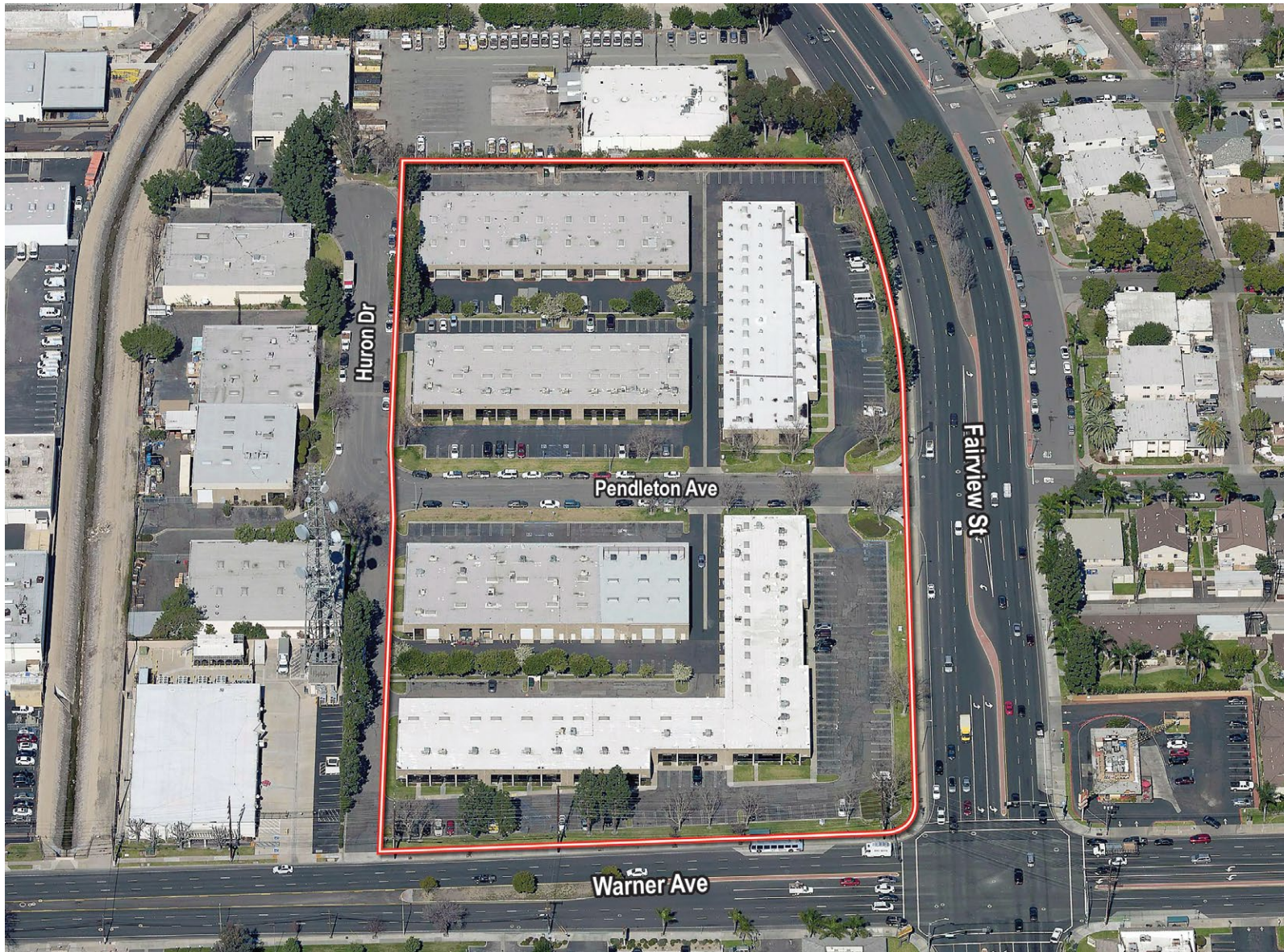
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# AERIAL



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