

FOR SALE

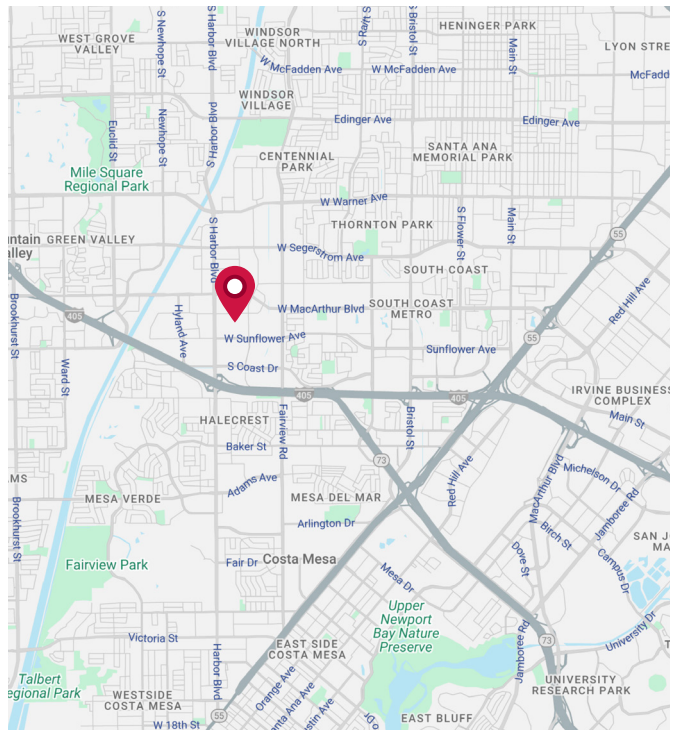
3530 LAKE CENTER DRIVE, SANTA ANA

±11,000 SF SINGLE-STORY FREESTANDING INDUSTRIAL BUILDING



PROPERTY FEATURES

- **±11,000 SF Single-Story Freestanding Industrial Building**
- Single or Dual Tenant Capability
- Divisible to ±6,600 SF & ±4,400 SF Units - **CAN BE SOLD SEPARATELY**
- ±3,300 SF of Office
- 600 Amps Total (277/480v) – Buyer to Verify
- 2 GL Doors (12'x12')
- 18 Warehouse Ceilings
- Fire sprinklers (0.21GPM/1,500SqFt)
- 2.7:1,000SF Parking Ratio
- Association Dues: \$1,360 per month (±\$0.12psf)
- Excellent South Coast Metro Location, 1 intersection off the 405 Freeway and west of MacArthur!
- Adjacent to Segerstrom's New 16-Acre, 300,000SF Class-A Industrial Development
- **Asking Price: \$4,565,000 (\$415 PSF)**



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

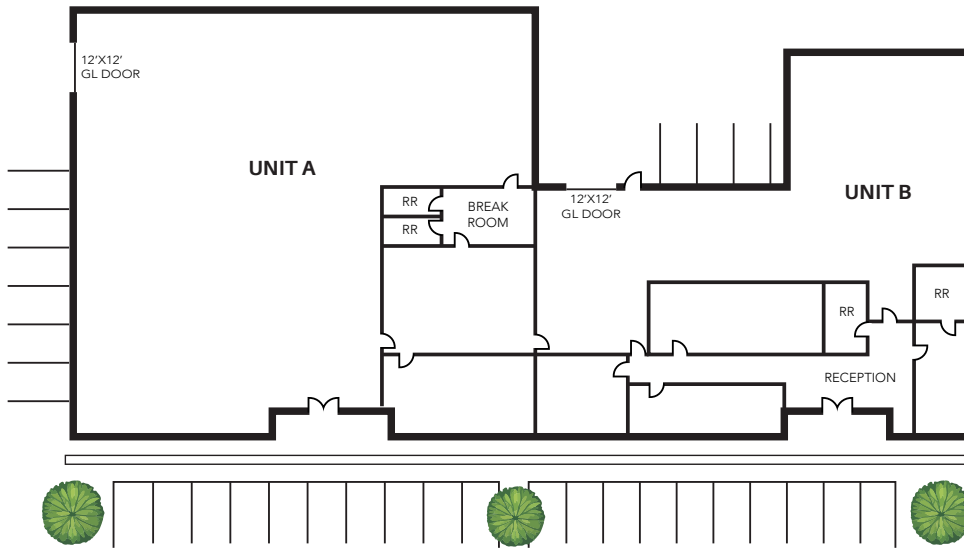
ORANGE COUNTY INDUSTRIAL

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3530 LAKE CENTER DRIVE, SANTA ANA

±11,000 SF SINGLE-STORY FREESTANDING INDUSTRIAL BUILDING

SITE PLAN



	UNIT A	UNIT B
Unit Size	±6,600 SF	±4,400 SF
Office Size	±1,100 SF	±2,200 SF
Warehouse Size	±5,500 SF	±2,200 SF
Power	300 Amps (277/480V) (Buyer to Verify)	300 Amps (277/480V) (Buyer to Verify)
GL Doors	1 GL	1 GL
Clear Height	18'	18'
Sprinklers	Yes	Yes
Parking	2.7:1,000 SF	2.7:1,000 SF
Association Dues	\$800/Month	\$560/Month

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