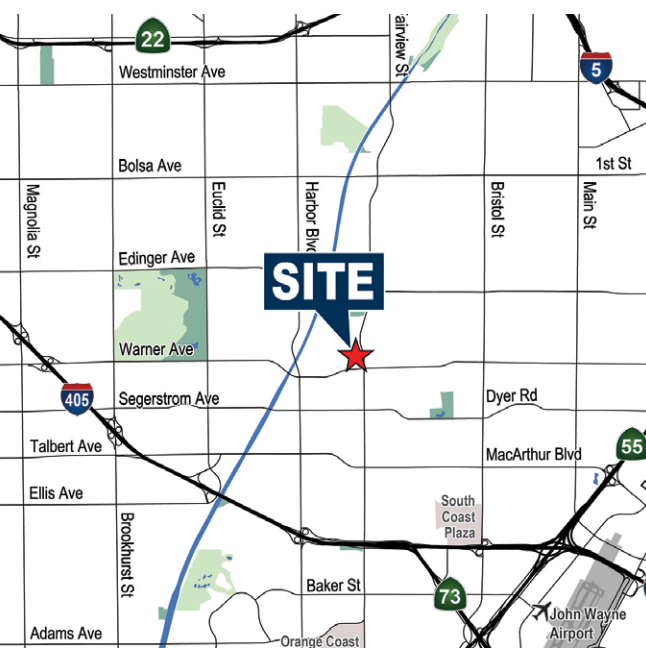


WARNER FAIRVIEW BUSINESS PARK

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:

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Lic. #01420885
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TOM TERRY
Vice President
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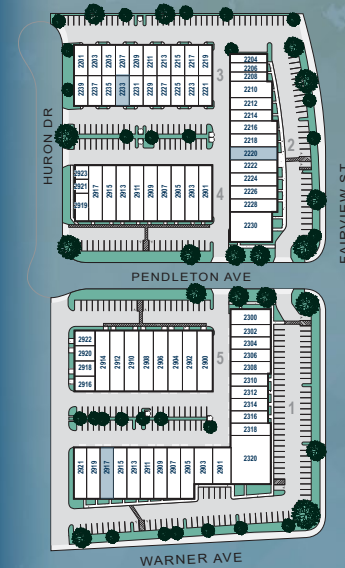
AVAILABLE UNITS

WAREHOUSE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2233 Huron Drive Santa Ana	1,111 SF	129 SF	\$1.59 PSF	\$1,766.00 Plus CAM*	Private office, reception, restroom, and warehouse with ground level loading door.
2220 S. Fairview Street Santa Ana	1,540 SF	269 SF	\$1.54 PSF	\$2,372.00 Plus CAM*	Office/reception area, restroom, and warehouse with ground level loading door.
2917 Warner Avenue Santa Ana	1,870 SF	239 SF	\$1.54 PSF	\$2,880.00 Plus CAM*	Office/reception 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.



☐ Available

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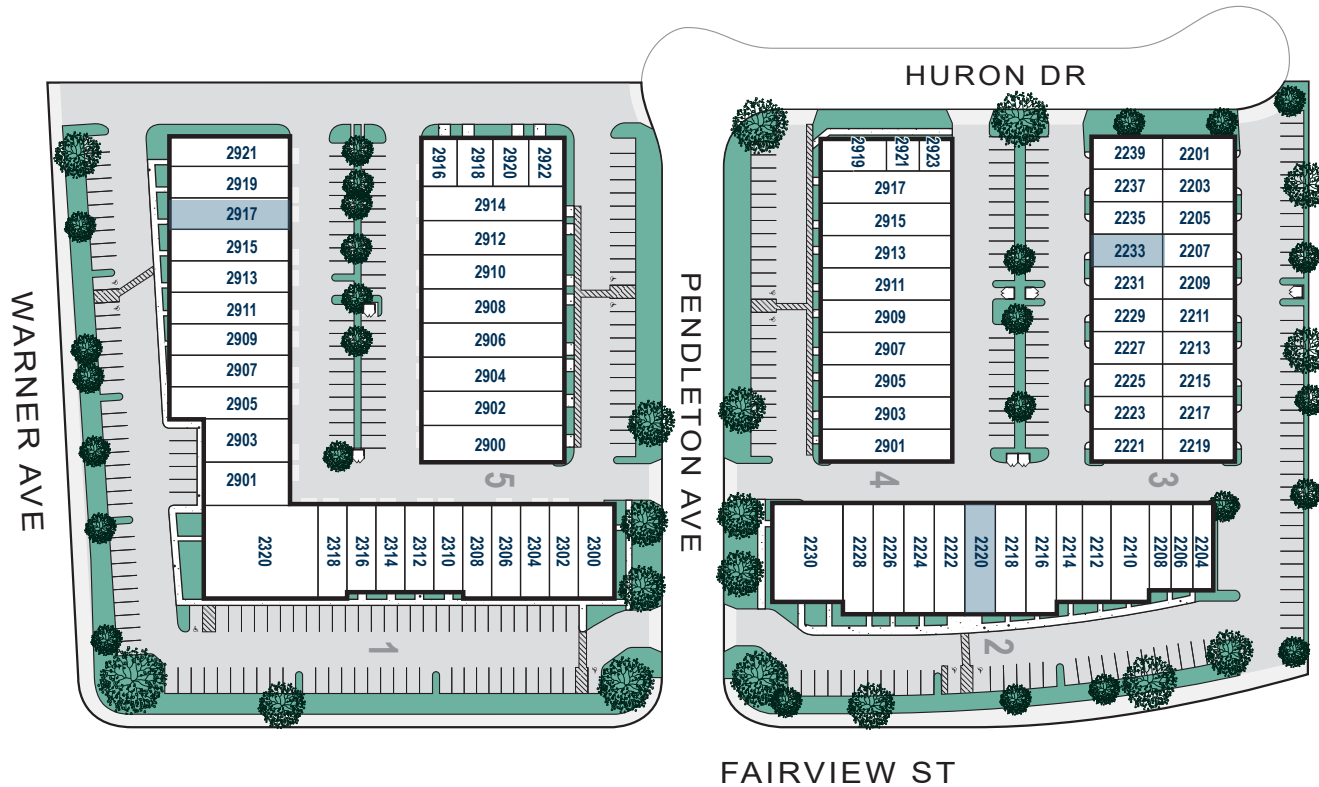
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SITE PLAN



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



Excellent
Access
to Freeways



2.4 / 1,000
Parking Ratio



14' min.



Functional Site Loading
and Circulation



60-200 AMPS, Distributed
110/208 Volt 3 Phase Power
(verify)



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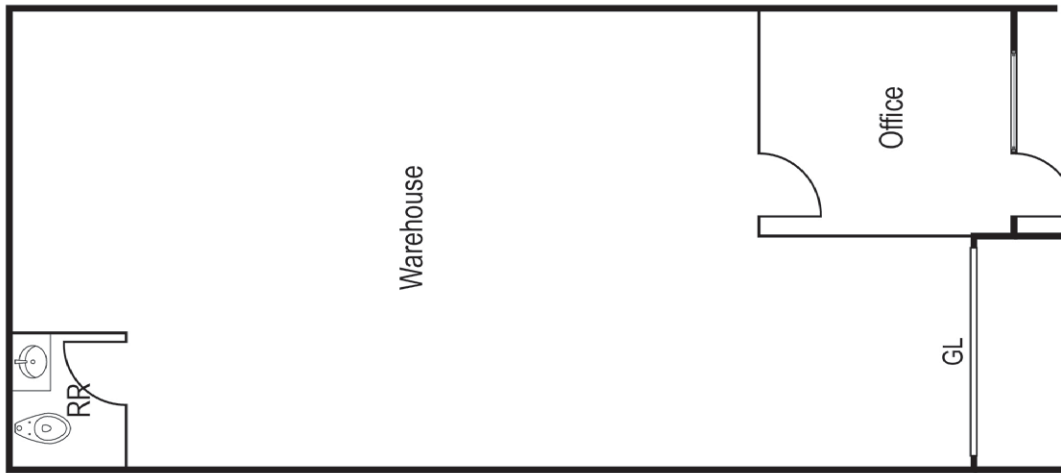
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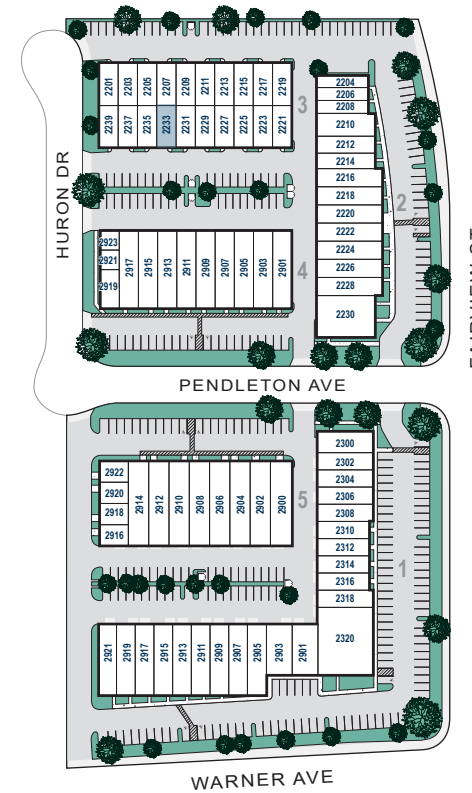
2233 HURON DRIVE



UNIT FEATURES:



- » ±1,111 SF Industrial Unit
- » ± 129 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 60 Amps, 120/208 Volt, 3 Phase Power (verify)



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

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



±1,111 SF



±129 SF



14'
MIN.



60 AMPS (VERIFY)



1 GL

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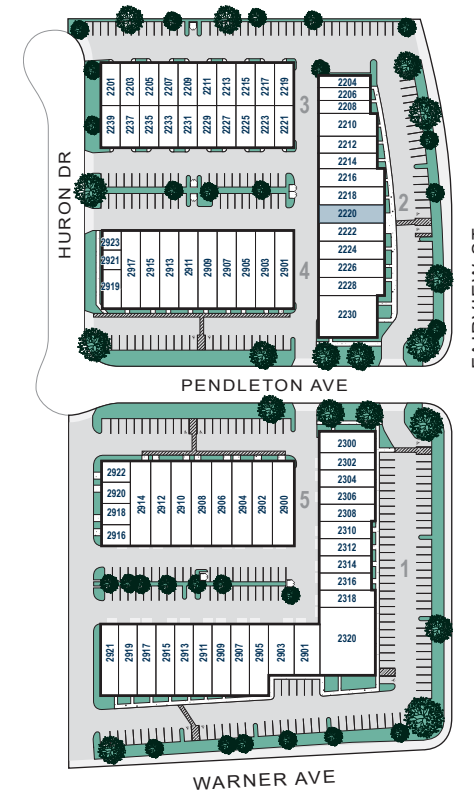
2220 S. FAIRVIEW STREET



UNIT FEATURES:



- » ±1,540 SF Industrial Unit
- » ± 269 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)



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



±1,540 SF



±269 SF



14'
MIN.



100 AMPS (VERIFY)



1 GL

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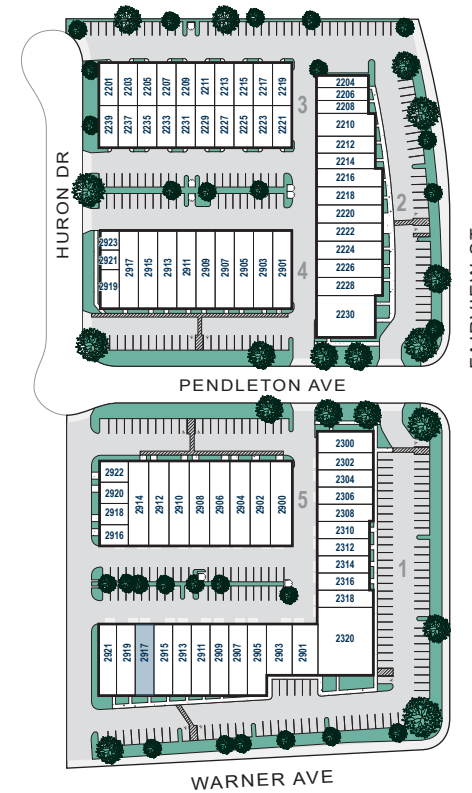
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2917 WARNER AVENUE



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

UNIT FEATURES:



- » ±1,870 SF Industrial Unit
- » ± 239 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

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



±1,870 SF



±239 SF



14'
MIN.



100 AMPS (VERIFY)



1 GL

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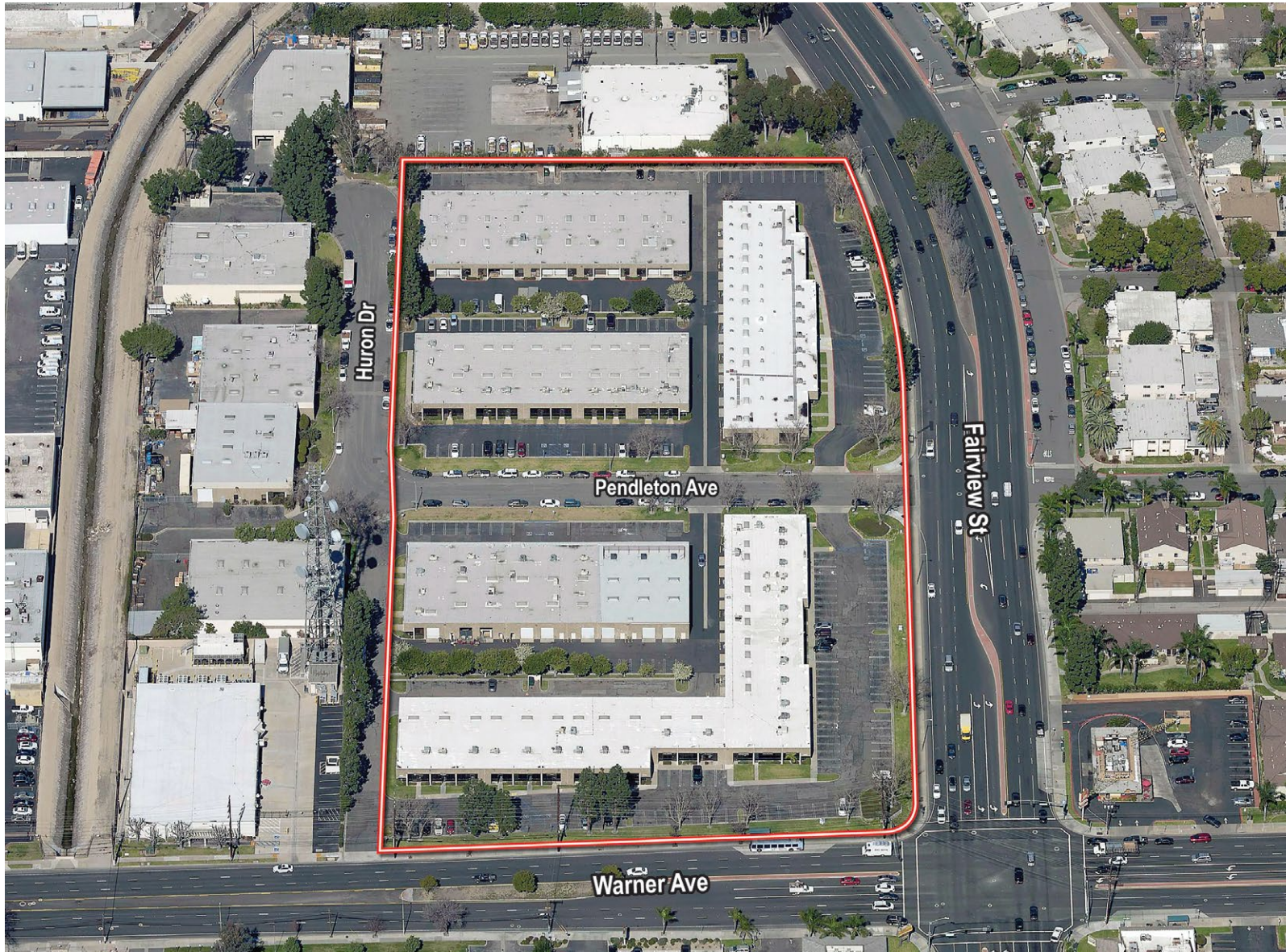
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