

AVAILABLE FOR LEASE

±5,000 SF INDUSTRIAL WAREHOUSE
OFFICE + SECURED YARD



1301 E. EDINGER AVENUE
SANTA ANA, CALIFORNIA 92705



FRONT VIEW



REAR VIEW

PROPERTY HIGHLIGHTS

- ±5,000 SF Industrial Building
- Approx. ±4,600 SF Open Warehouse Area
- Approx. ±400 SF Office Area
- Private Kitchenette
- Two Restrooms
- 16' Clear Height
- 200 Amp Power
- Rear Loading Door
- Front Warehouse / Showroom Entrance
- Large Private Fenced Yard
- Light Industrial Zoning
- 5 On-Site Parking Spaces
- Freshly Renovated Building
- Immediate Availability

IDEAL FOR

- E-Commerce Fulfillment
- Distribution & Logistics
- Cabinet & Flooring Distributors
- Kitchen & Bath Suppliers
- HVAC, Plumbing & Electrical Contractors
- Medical Supply Distribution
- Building Materials Storage
- Wholesale Operations
- Light Assembly
- Showroom + Warehouse Users

LEASE INFORMATION

LEASE RATE:	\$1.80 PSF / MONTH NNN
EST. NNN EXPENSES:	\$0.25 PSF / MONTH
TOTAL EST. OCCUPANCY COST:	APPROX. \$2.05 PSF / MONTH
AVAILABILITY:	IMMEDIATE



PRIME LOCATION

Located on Edinger Boulevard with immediate access to:



CA-55
< 1 MILE



I-5
< 2 MILES



I-405
< 4 MILES



JOHN WAYNE AIRPORT
< 8 MILES

The front portion of the building offers street exposure and can accommodate showroom, customer service, or sales operations while maintaining full warehouse functionality in the rear.