

2230 S. Anne St. Santa Ana, Ca. 92704



**GOLD STAR**  
REALTY



**Frank B. Ioimo**

Broker, MBA, MSM

DRE 01164603

**(951) 207-0588**

Proudly Serving Southern  
California Since 1993



**± 13,700 SF INDUSTRIAL BUILDING FOR SALE**

### Notable Features...

- **±13,700 SF Freestanding Building.**
- **± 5,060 SF of 1<sup>st</sup> Floor Office Space.**
- **± 2,728 SF 2<sup>nd</sup> Floor Space.**
- **Secured Fenced Yard.**
- **18'-20' Clearance Height.**
- **Concrete Yard With Parking.**
- **Shop Restroom With Multiple Stalls.**
- **Two Ground Level Loading Doors.**
- **Close Freeway Access & JW Airport.**



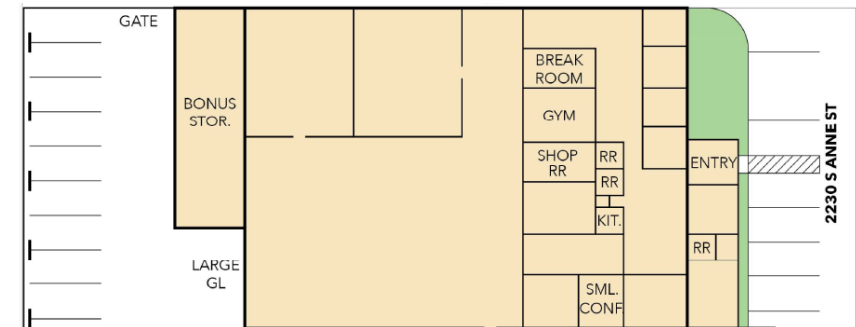
## More Notable Features and benefits...

- ✓ Class B Industrial building on a .66 AC lot. All furnishings are included in sale.
- ✓ Zoning, M-1, Santa Ana (Manufacturing/ Warehouse- Cannabis is possible with city approval)
- ✓ Approximately ± 5,060 SF of business office space with additional ± 2,728 large 2<sup>nd</sup> floor space.
- ✓ A grand entry with ample receptionist space and desk.
- ✓ Functional workspace with 7 spacious private offices with desks, chairs and decorative items.
- ✓ Expansive storage room and conference room areas.
- ✓ Huge 1,320 sf bonus storage room.
- ✓ Large shop restrooms with multiple stalls; an additional executive private restroom with shower.
- ✓ Massive warehouse space with two ground level loading doors and 18'-20' height clearance.
- ✓ Secure fenced concrete yard with side access and rear parking.
- ✓ Close 405 freeway access and only 5 miles from JW Airport.

### Aerial Photo



### Existing Floor Plan

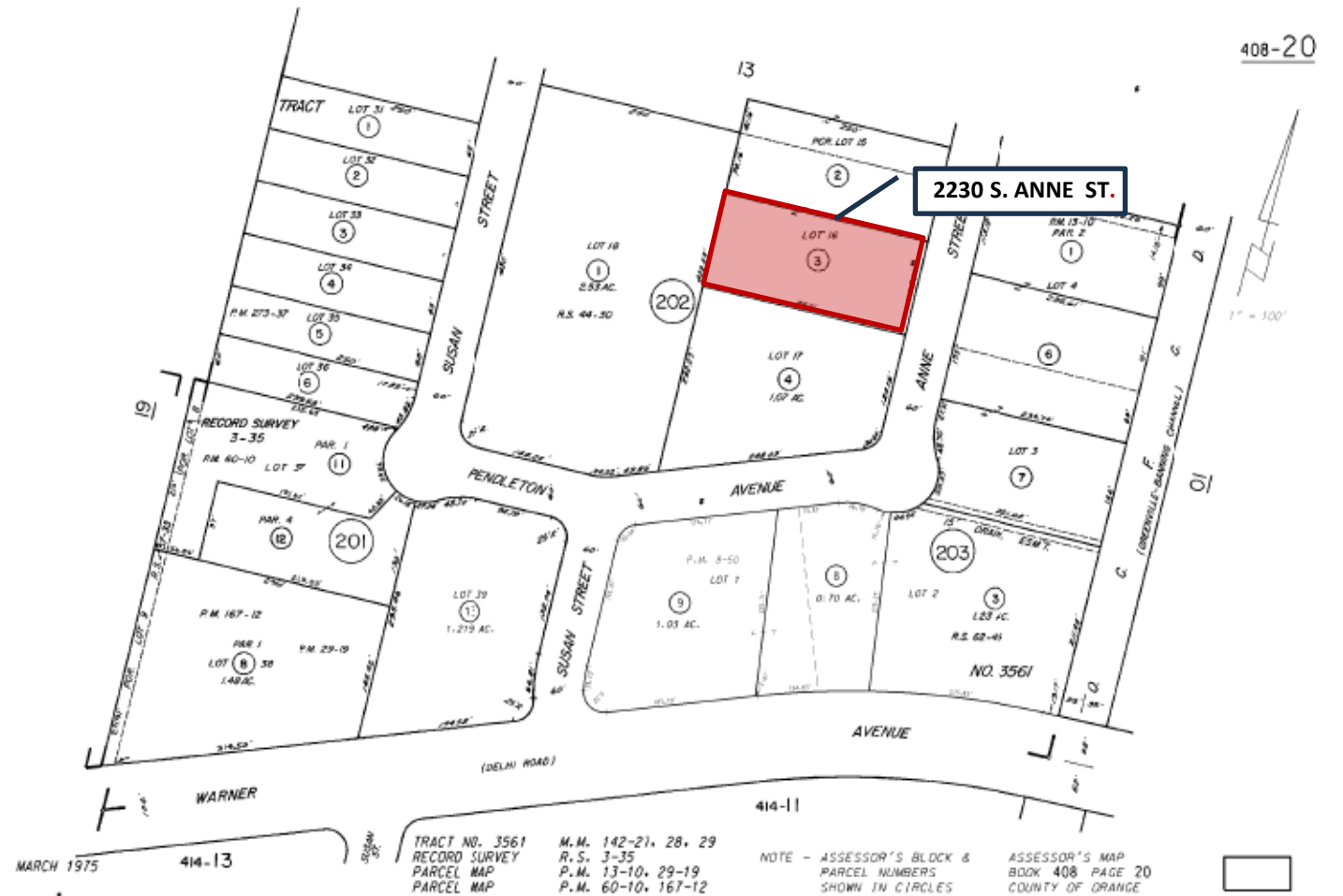


To learn more about this amazing opportunity, contact us today at:

**(951) 207-0588**



# PLOT MAP...



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## Additional Photos...

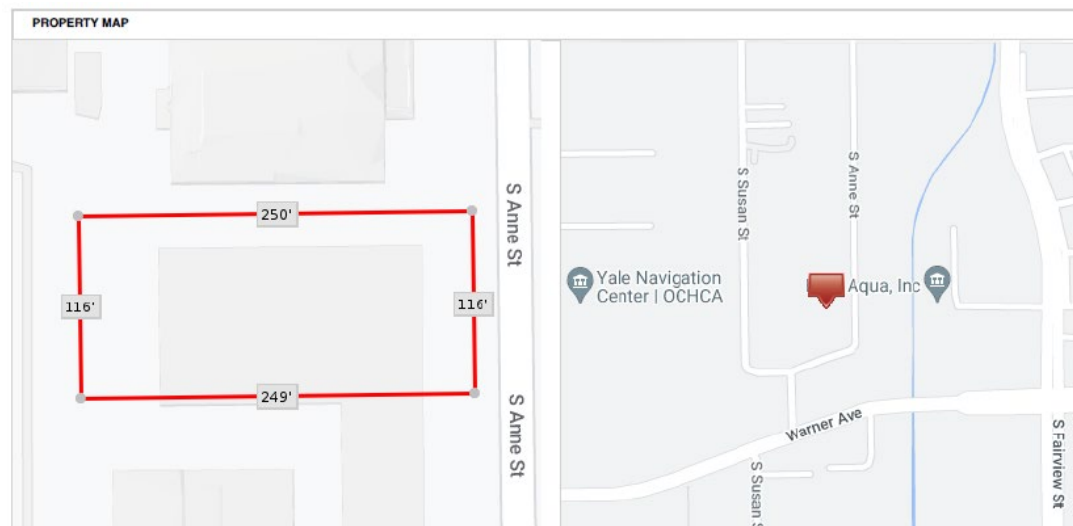
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