

1231-1241 E Warner Ave



Presented By:
Albany Enterprises

1231-1241 E Warner Ave, Santa Ana, CA 92705



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Property Details

The building also includes bonus mezzanine areas ranging from 400 to 750 square feet in most units, offering valuable additional workspace or storage. Strategically located with excellent access to the 55, 5, and 405 freeways, this property is situated within a secure, gate-guarded industrial park, ensuring both convenience and peace of mind.

Price: \$18.00 /SF/YR

- Offers ±2,700 SF of versatile flex space suitable for various business operations.
- Located within a gate-guarded complex offering added security and peace of mind.

View the full listing here: <https://www.loopnet.com/Listing/1231-1241-E-Warner-Ave-Santa-Ana-CA/35442641/>

Rental Rate:	\$18.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Distribution
Rentable Building Area	23,524 SF
:	
Year Built:	1980
Rental Rate Mo:	\$1.50 /SF/MO

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Listing space

1st Floor Ste 1233	Space Available:	2,700 SF
	Rental Rate:	\$18.00 /SF/YR
	Date Available:	Now
	Service Type:	Modified Gross
	Office Size:	1,400 SF
	Space Type:	Relet
	Space Use:	Flex
	Lease Term:	3 Years

A ±2,300 square foot industrial unit is now available for occupancy, offering exceptional visibility on a major street. This versatile space features 12' x 12' ground-level loading doors and convenient drive-around access, ideal for a variety of business operations. The warehouse boasts an 18-foot clear height, providing ample vertical storage capacity. Tenants will benefit from 27 dedicated parking spaces, equating to a generous ratio of 2 spaces per 1,000 square feet.

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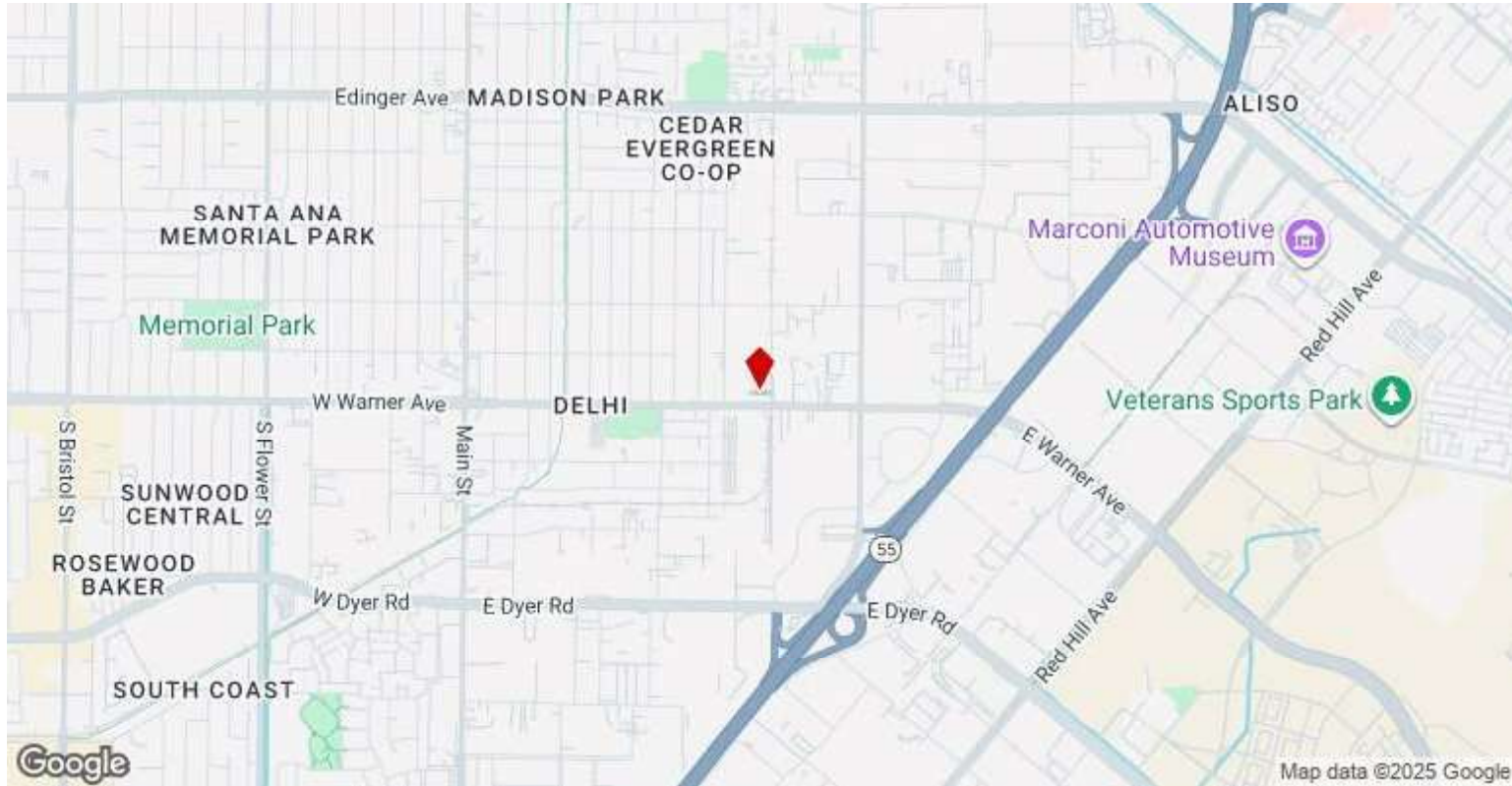
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Absolute Merch Inc	-	
All West Rain Gutters	-	
Goldstar Hookah Wholesale Supplies LLC	-	
Icon Builders	-	November 2020
Illicit Corp	-	
Master Builders of America	-	March 2024
Remark Inc	-	February 2024
RPS Investments	-	January 2021
Star Products	-	

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Location



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Property Photos



Primary Photo



Building Photo

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Property Photos



Building Photo

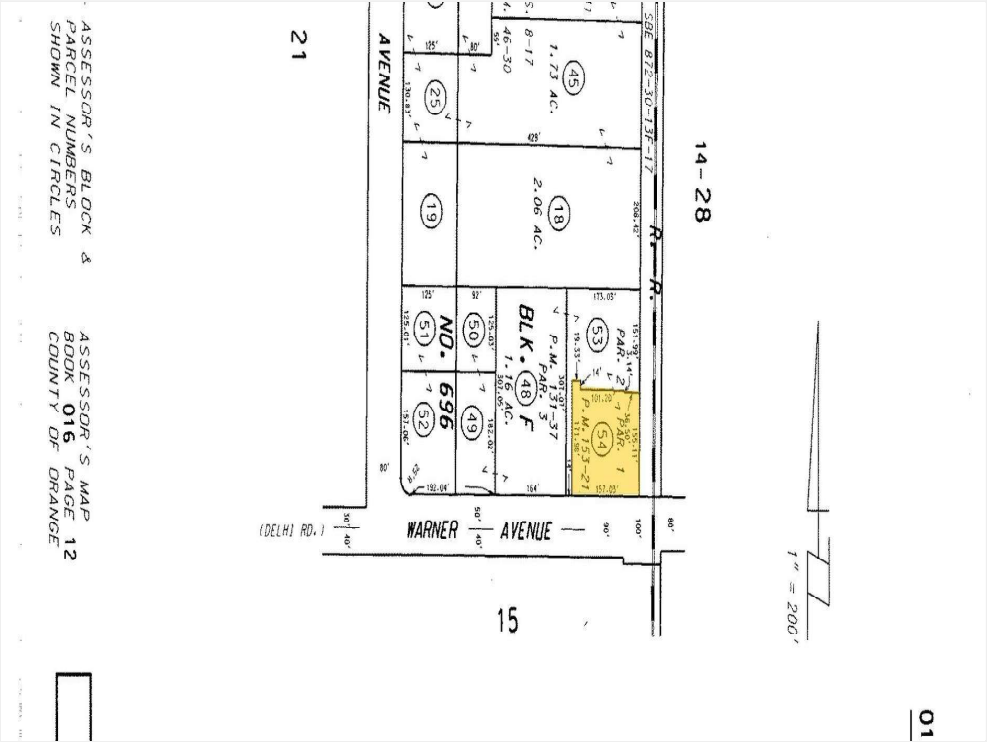


Building Photo

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Property Photos



Plat Map



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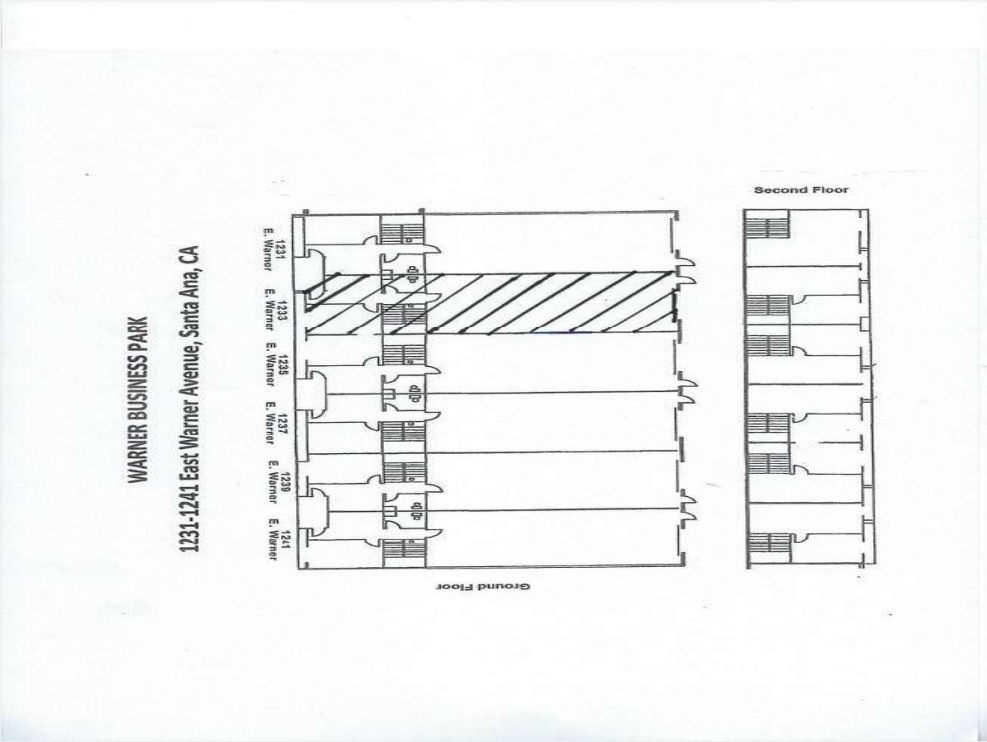


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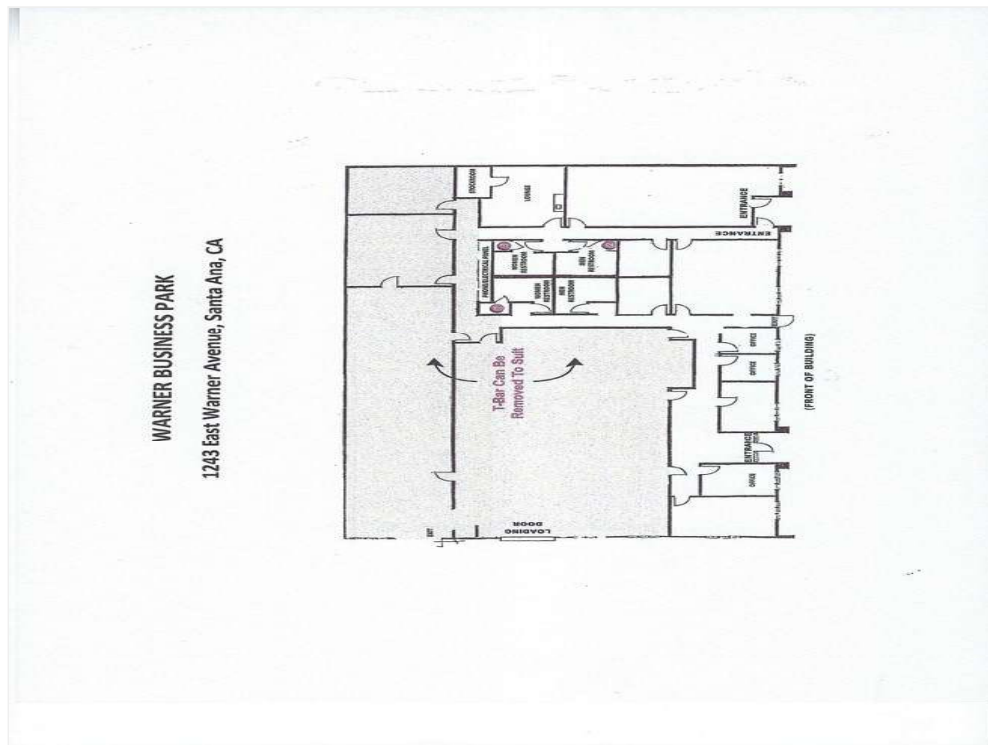


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Interior Office Space



Interior Office Space 2

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Interior Office Space 3



Interior Office Space 4

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Interior Office Space 5



Interior Office Space 6

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Property Photos



Interior Office Space 7



Interior Industrial Space

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Property Photos



Interior Industrial Space 2



Upper Interior Industrial Space

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Property Photos



Lower Interior Industrial Space



Lower Interior Industrial Space 2

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Property Photos



Private Bathroom



Interior Stairway

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Albany Enterprises

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