



± 12,545 SF FREESTANDING BUILDING FOR SALE

3220-3226 PENDLETON AVE.
SANTA ANA | CA



± 12,545 SF
FREESTANDING BUILDING



± 24,570 SF
LOT SIZE (.56 AC)



17'
CLEAR HEIGHT



6 GL DOORS
(12'W X 14'H)

CONTACT EXCLUSIVE LISTING AGENTS:



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PROPERTY HIGHLIGHTS

- ± 12,545 SF Freestanding Building
- ± 24,570 SF Lot Size (.56 AC)
- 17' Clear Height
- Upgraded Fire Sprinklers
- 6 Ground Level Doors (12'Wx 14'H)
- Automatic- Roll Up Doors
- 400 Amps 120/208V (Verify)
- 2 Meters (Upgraded Panel)
- Five (5) Restrooms
- One (1) New 5 Ton HVAC
- Spectrum Fiber Optic
- Gas Line
- Warehouse Skylights
- Fenced Concrete Yard
- Single Tenant or Multi-Tenant Building
- Central OC Location
- Cannabis Compliant Facility
- ± 4,700 SF Fully HVAC'd
- Approx 4,700 SF Leased at \$2.00/SF NNN
 - Cannabis Distribution Tenant
 - Flexible Lease Term
- ± 7,845 - ± 12,545 SF Available For Owner User



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PROPERTY HIGHLIGHTS

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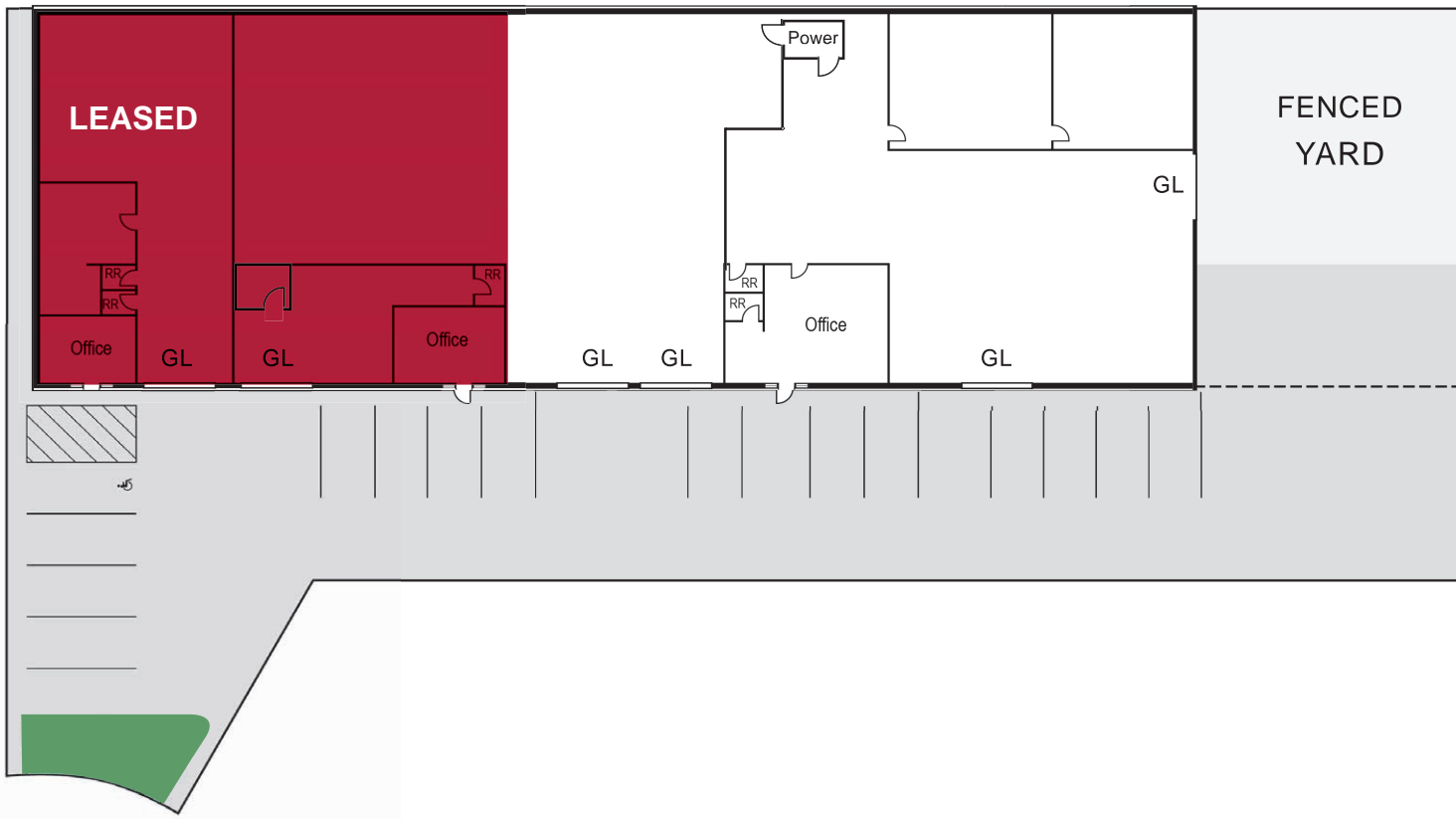
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4,700 SF Leased at \$2.00 psf NNN
Cannabis Distribution Tenant
Flexible Lease Term Available

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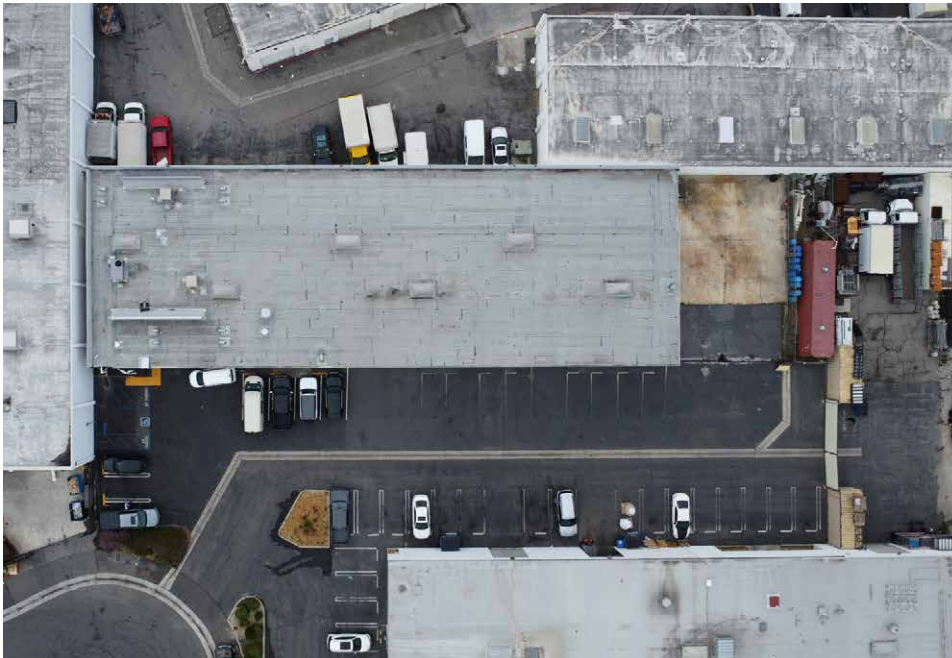
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SITE PLAN
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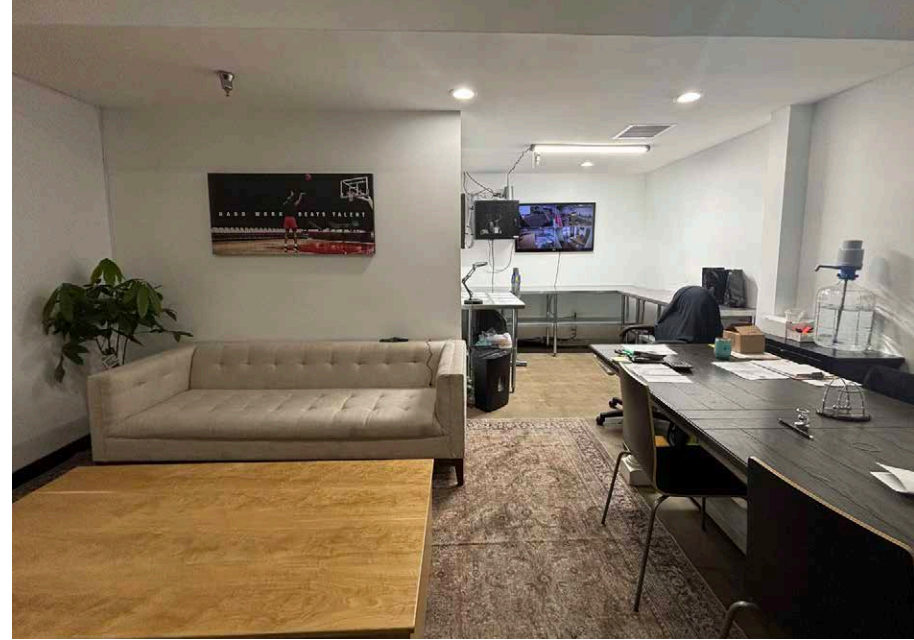
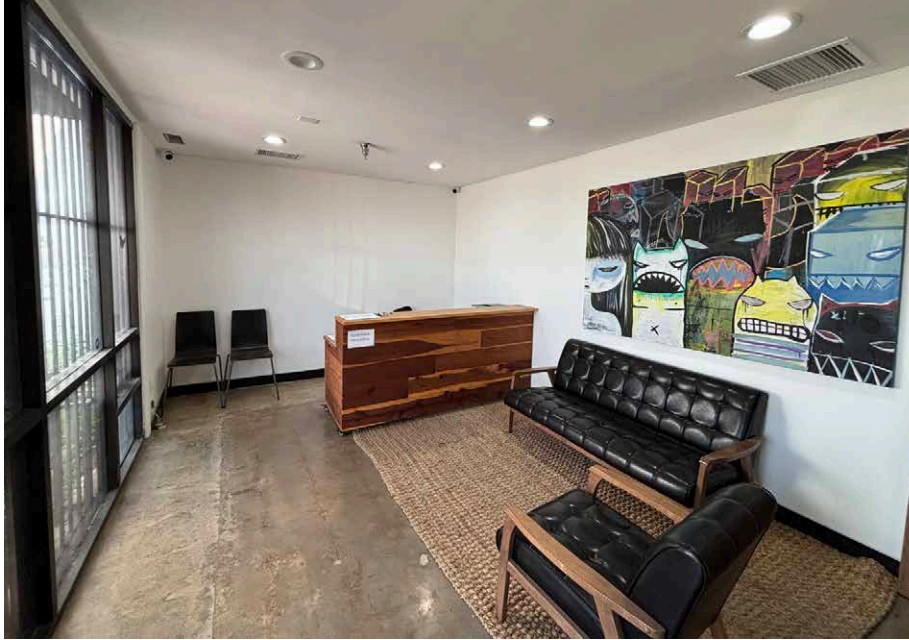
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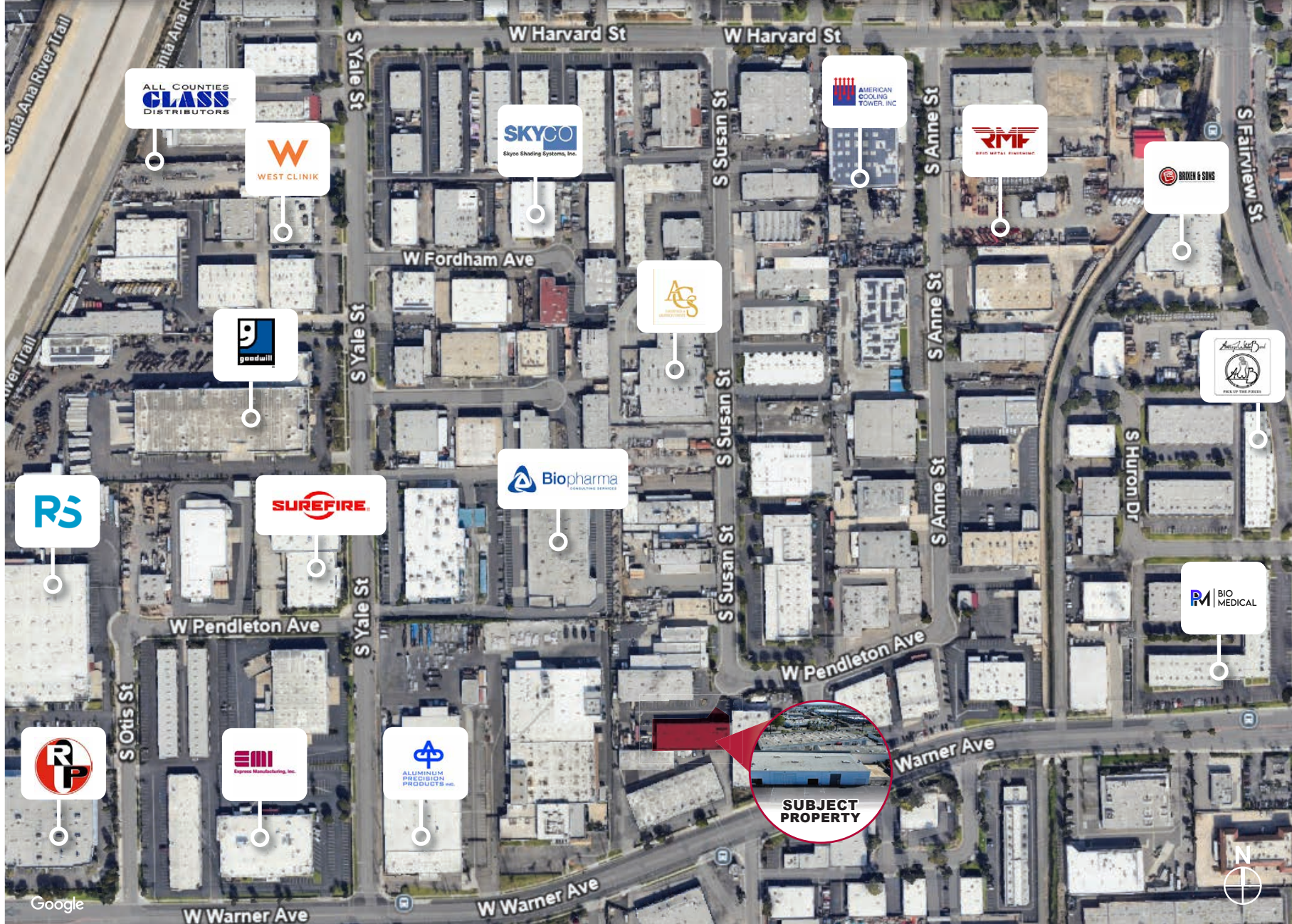
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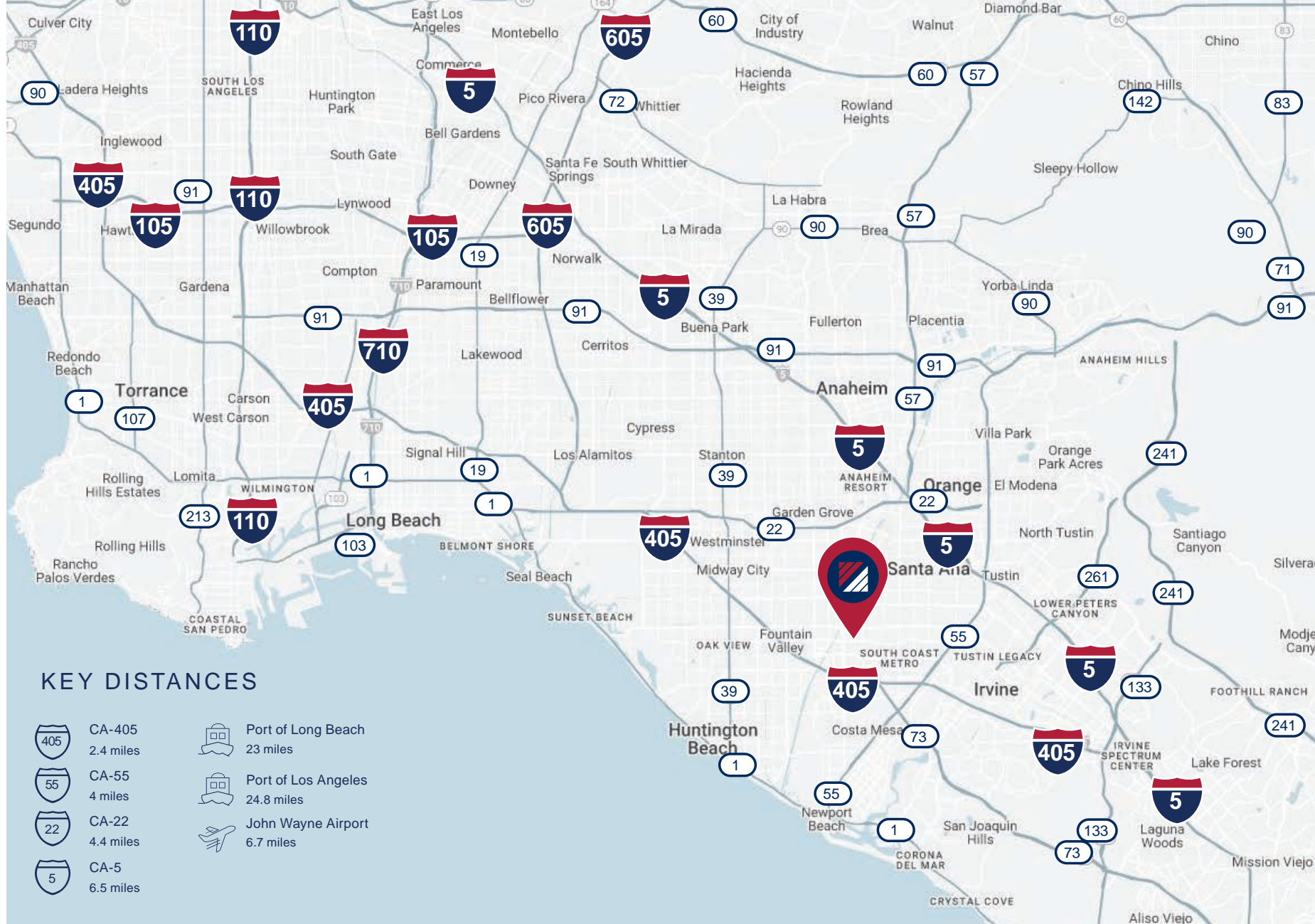
AMENITIES MAP
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LOCATION MAP

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