

SOUTH COAST BUSINESS CENTER

3400, 3440, and 3480 W. Warner Ave. Santa Ana, CA 92704



FOR LEASE | HIGH-IMAGE OFFICE/INDUSTRIAL BUSINESS PARK

MEADOWS
ASSET MANAGEMENT

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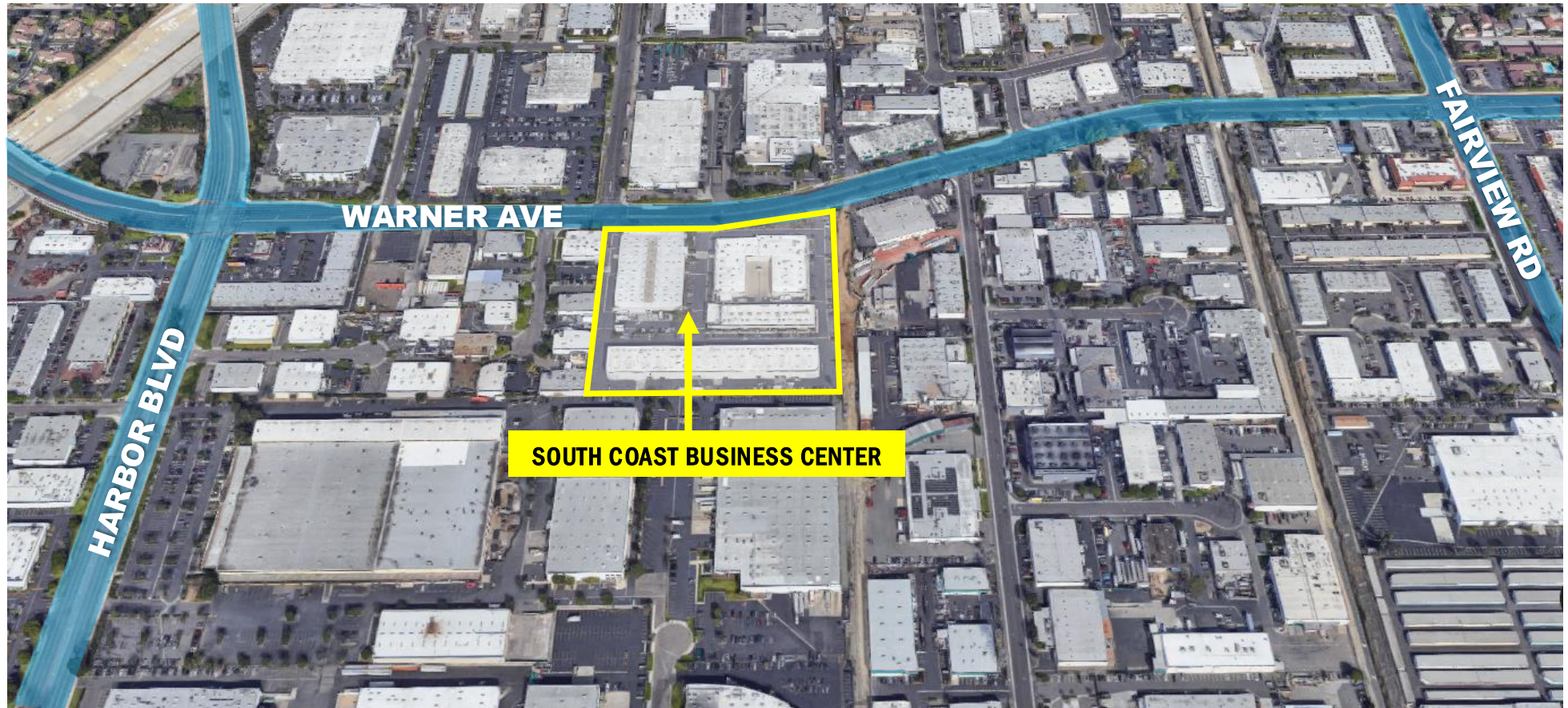
PROPERTY HIGHLIGHTS

- High-Profile $\pm 100\text{K}$ SF Multi-Tenant Industrial Office Park
- Onsite Self-Storage Facility (± 700 -Units)
- Expansive Street Frontage on W. Warner Avenue
- Ample Parking to Support a Variety of Uses (up to 4:1,000)
- High-Traffic Location off Warner Ave. and Harbor Blvd.
- Proactive and Responsive Ownership
- Recent $\pm \$1.5$ Million Renovation w/ New Parking Lot Gates for After-Hours Access Control, New Landscaping, Lighting, and Security Cameras



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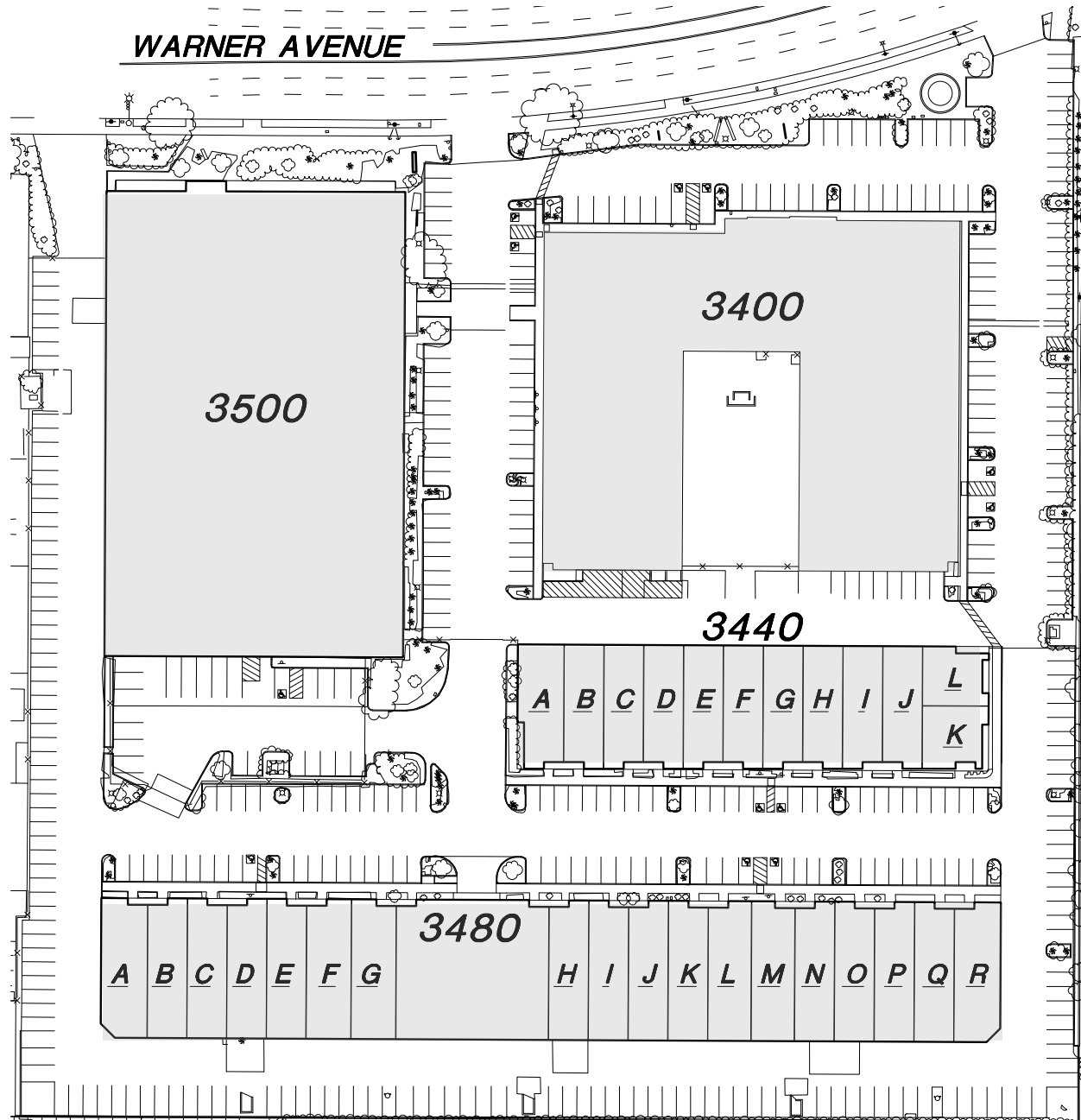


NEARBY BUSINESSES & SERVICES

- Fountain Valley Regional Hospital
- Santa Ana Police Department
- Costco
- Home Depot
- USPS Distribution Center
- South Coast Plaza
- SOCO & The OC Mix
- Waba Grill
- Suzy's Cafe
- Duke's Charbroiler
- Del Tao
- Planet 13
- Santa Ana River Brewing
- El Tapatio
- Hello Donuts
- Circle K & 7 Eleven

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AVAILABLE FOR LEASE

- **Building:** 3440
- **Unit:** N/A
- **Size:** N/A
- **Type:** Warehouse w/ Office
- **Access:** ± 12' Roll-Ups
- **Clearance:** ± 14' - 16'
- **Loading:** Ground-Level
- **Fire Sprinklers:** Yes
- **Rate:** \$1.95/SF IG Tenant pays electric meter direct to SCE. Water and trash included in base rent. No initial CAM.

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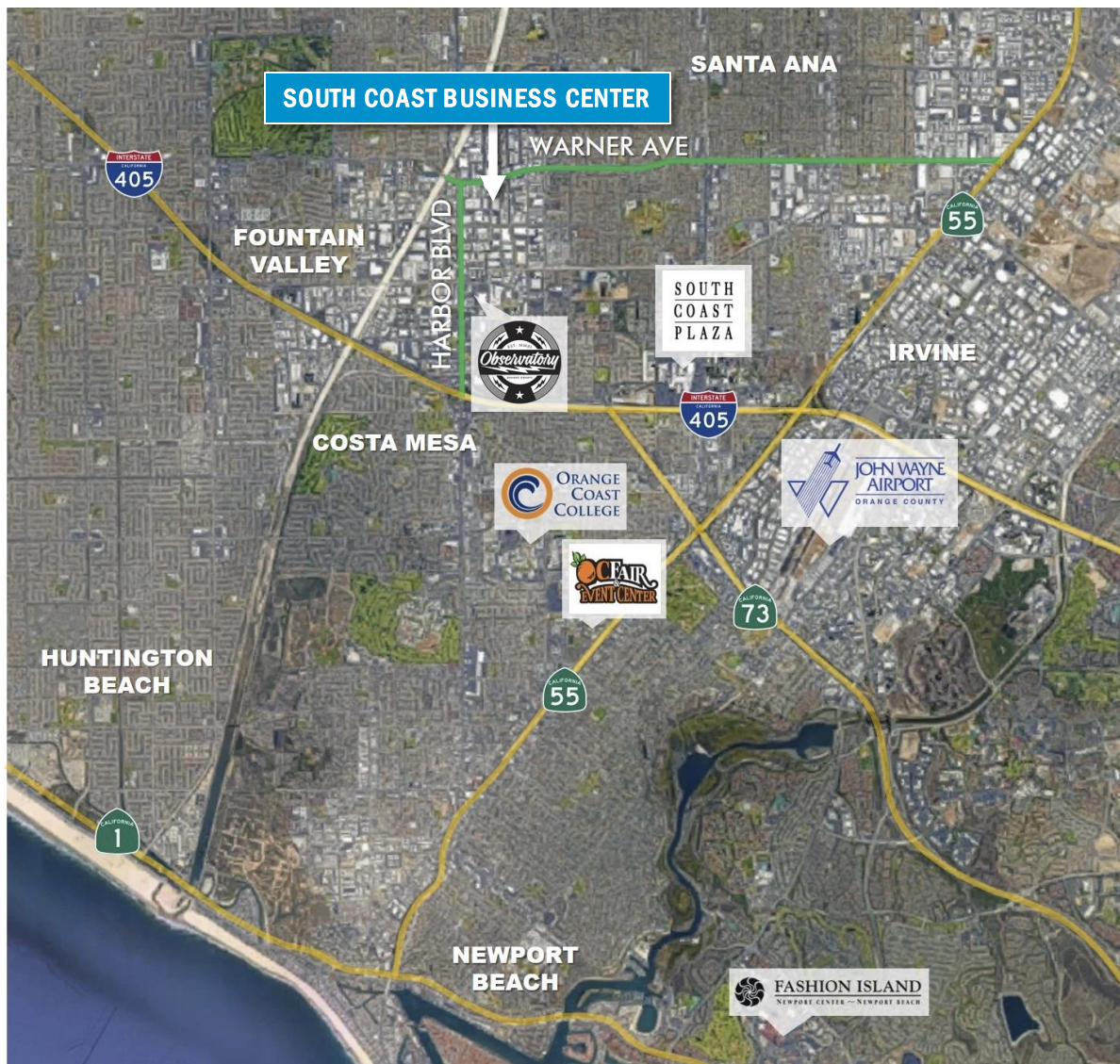


AVAILABLE FOR LEASE

- **Building:** 3480
- **Units:** A & O
- **Size:** Unit A 2,230 – 4,246 SF
Unit O 2,016 SF
- **Type:** Warehouse w/ Office
- **Access:** ± 12' Roll-Ups
- **Clearance:** ± 14' - 16'
- **Loading:** Ground-Level
- **Fire Sprinklers:** Yes
- **Rate:** \$1.95/SF IG Tenant pays electric meter direct to SCE. Water and trash included in base rent. No initial CAM.

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LOCATION HIGHLIGHTS

- Immediate access to I-405, 55, and 73 Freeways
- Located within the Santa Ana “Enterprise Zone”
- Close proximity to South Coast Plaza, John Wayne Airport, and Fountain Valley Regional Hospital
- Centrally located in the heart of Orange County near several major tourism destinations including:
 - Disneyland
 - OC Fair & Events Center
 - The Observatory
 - Anaheim Convention Center
 - Fashion Island