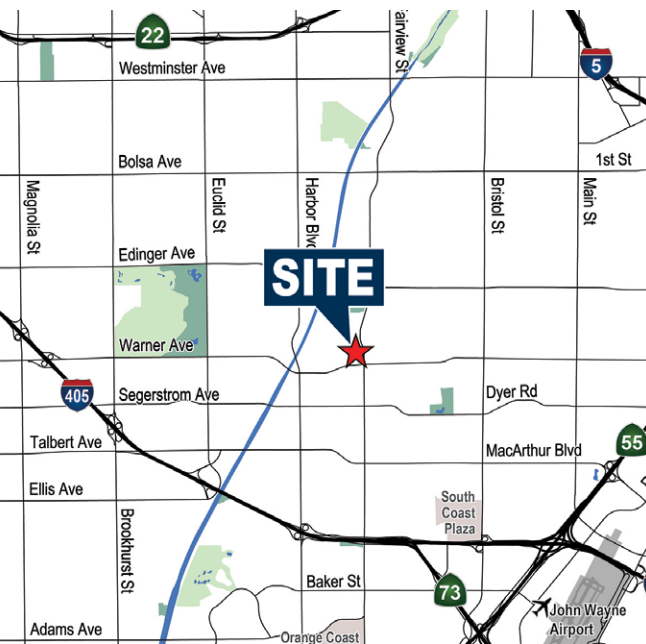


WARNER FAIRVIEW BUSINESS PARK

2300-2320 S. FAIRVIEW
2204-2230 S. FAIRVIEW
2901-2921 W. WARNER
2201-2239 S. HURON
2901-2923 W. PENDLETON
2900-2922 W. PENDLETON
SANTA ANA, CA 92704

PROFESSIONALLY MANAGED BY:



INDUSTRIAL & OFFICE UNITS FOR LEASE

FOR ADDITIONAL
INFORMATION:

MIKE VERNICK, SIOR
Senior Vice President
714.935.2354
Lic. #01420885
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TOM TERRY
Vice President
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AVAILABLE UNITS



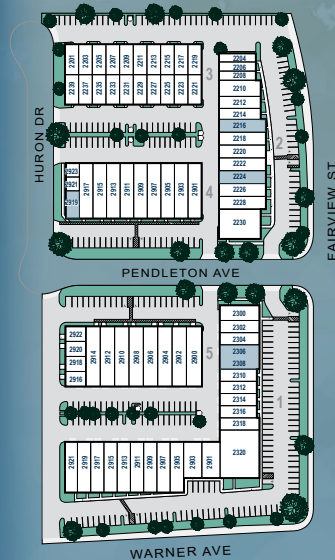
WAREHOUSE UNITS

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2216 S. Fairview Street Santa Ana	1,540 SF	± 275 SF	\$1.52 PSF	\$2,341.00 Plus CAM*	Office / reception area, restroom, and warehouse with ground level loading door.
2224 S. Fairview Street Santa Ana	1,540 SF	± 265 SF	\$1.52 PSF	\$2,341.00 Plus CAM*	Office / reception area, restroom, and warehouse with ground level loading door.
2306 / 2308 S. Fairview Street Santa Ana	2,640 SF	± 515 SF	\$1.52 PSF	\$4,013.00 Plus CAM*	Reception area, two private offices, two restrooms, and warehouse with two ground level loading doors.

OFFICE UNITS

ADDRESS	TOTAL SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2919 W. Pendleton Avenue Santa Ana	1,007 SF	\$1.34 PSF	\$1,349.00 Plus CAM*	Reception area, two private offices, storage closet, and restroom. Corner suite

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.22 PSF, subject to change.



☐ Available

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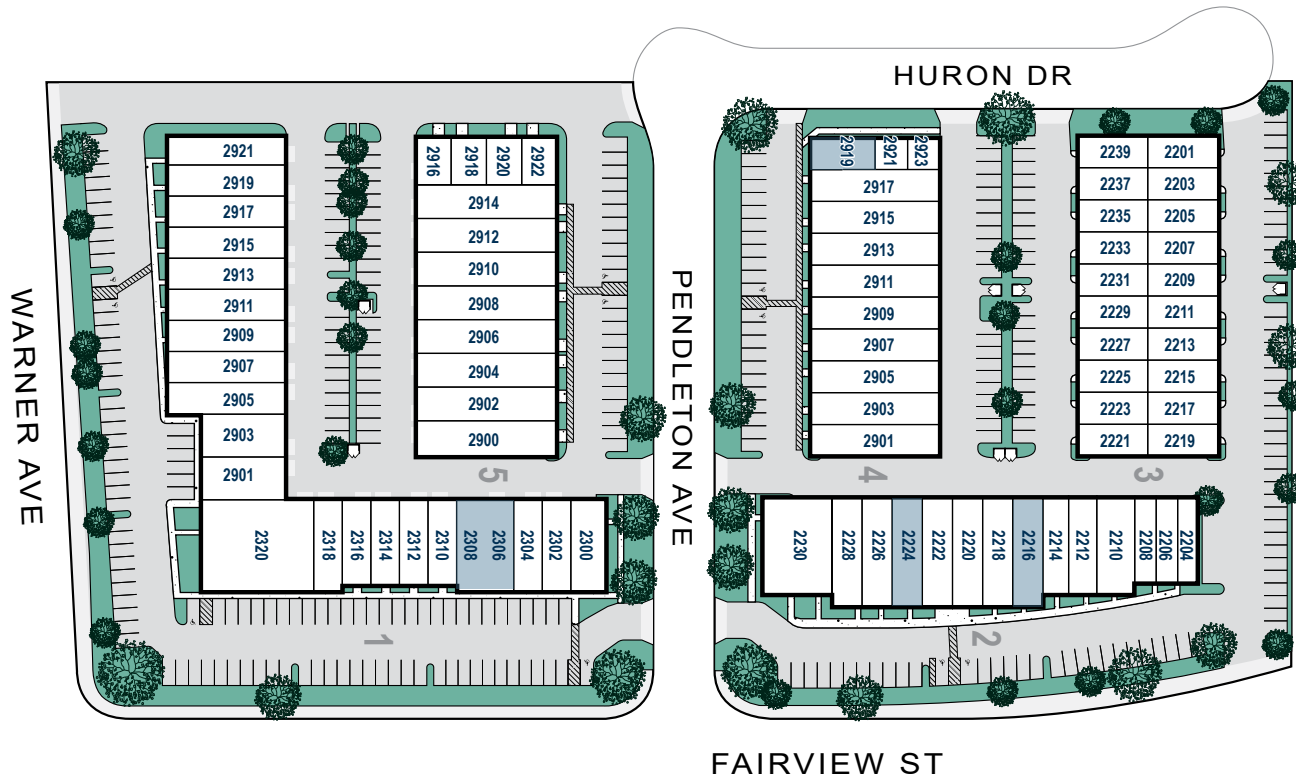
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SITE PLAN



Available

* Site plan may not be to scale.



Pride of Ownership Asset
Professionally Managed
Business Park (on site)



± 126,715 SF Office and
Industrial Units
(Units can be combined to
accommodate a variety of sizes.)



Major Street
Frontage and
Identity



405
55
73
Excellent
Access
to Freeways



2.4 / 1,000
Parking Ratio



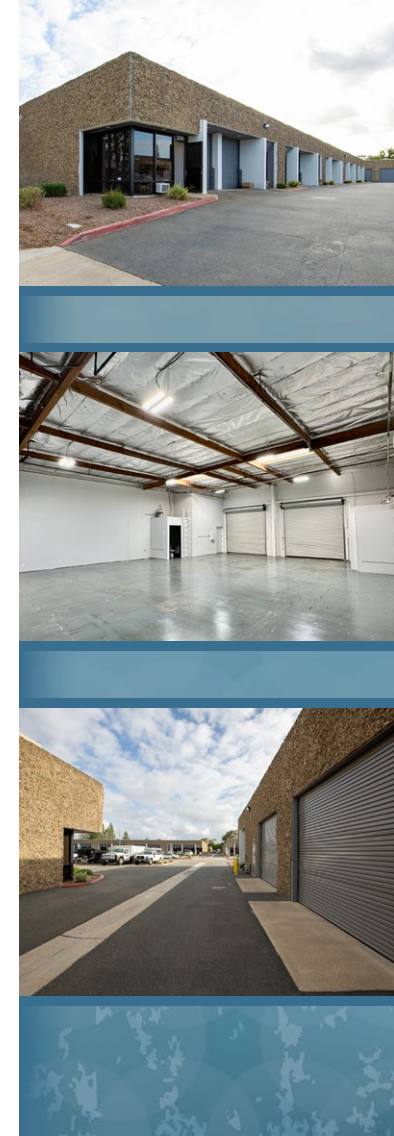
14' min.



Functional Site Loading
and Circulation



60-200 AMPS, Distributed
110 / 208 Volt 3 Phase
Power (verify)



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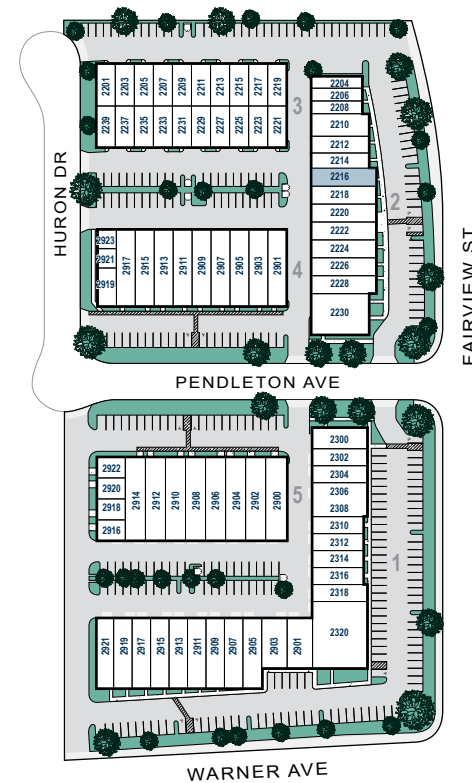
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2216 S. FAIRVIEW STREET



± 1,540 SF



± 275 SF



14' MIN.



100 AMPS (VERIFY)



1 GL

UNIT FEATURES:



- » ± 1,540 SF Industrial Unit
- » ± 275 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance

* Floor plan and site plan may not be to scale.

- » Updated 100 Amps, 120 / 208 Volt, 3 Phase Power (verify)
- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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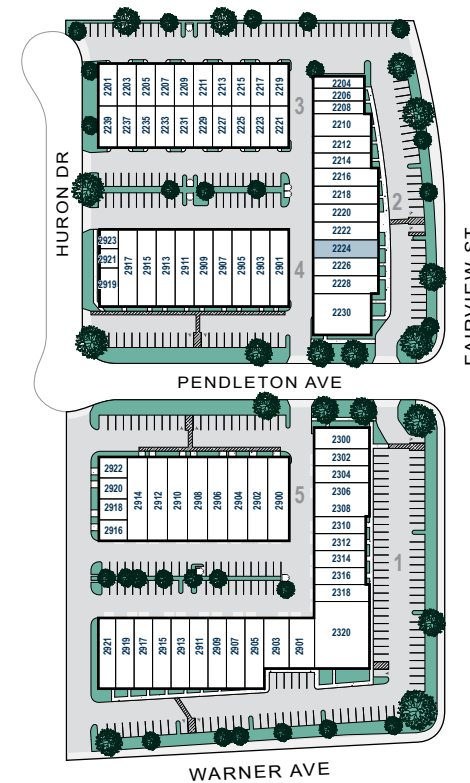
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2224 S. FAIRVIEW STREET



± 1,540 SF

± 265 SF

14' MIN.

100 AMPS (VERIFY)

1 GL

UNIT FEATURES:



- » ± 1,540 SF Industrial Unit
- » ± 265 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance

* Floor plan and site plan may not be to scale.

- » Updated 100 Amps, 120 / 208 Volt, 3 Phase Power (verify)
- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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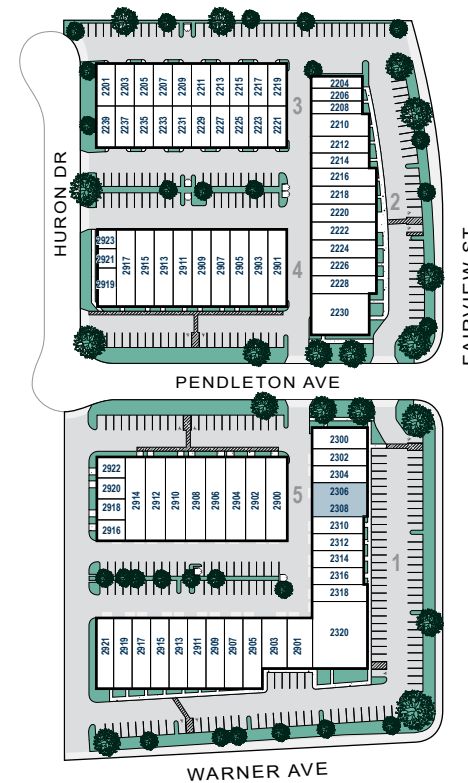
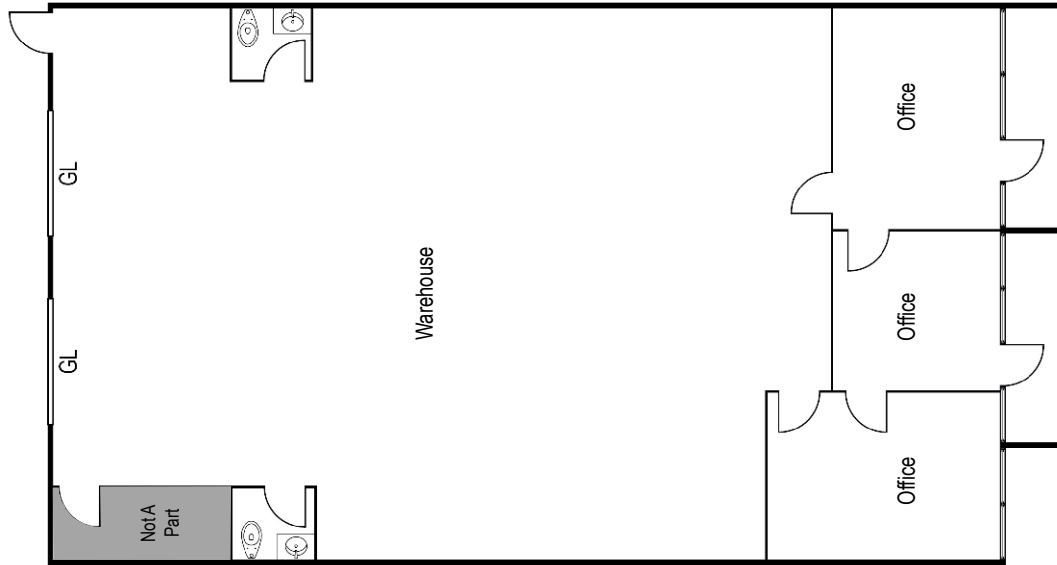
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2306 / 2308 S. FAIRVIEW STREET



± 2,640 SF

± 515 SF

14' MIN.

100 AMPS (VERIFY)

2 GL

UNIT FEATURES:



- » ± 2,640 SF Industrial Unit
- » ± 515 SF of Office Space
- » 2 (two) Restrooms
- » 2 (two) Ground Level Loading Doors
- » Updated 100 Amps, 120 / 208 Volt, 3 Phase Power (verify)

* Floor plan and site plan may not be to scale.

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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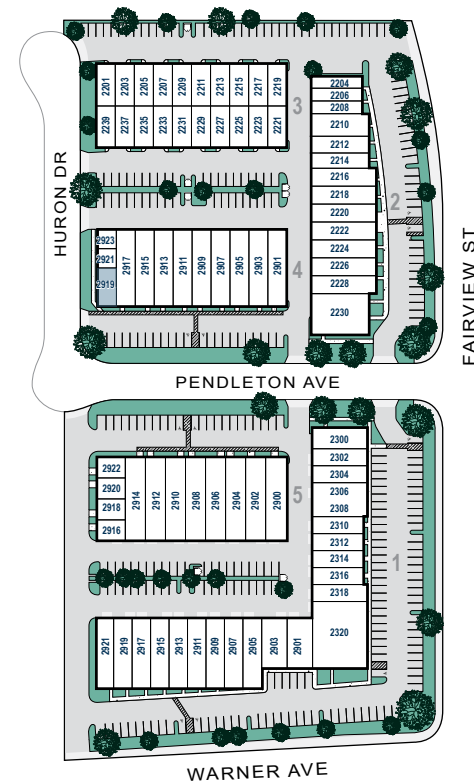
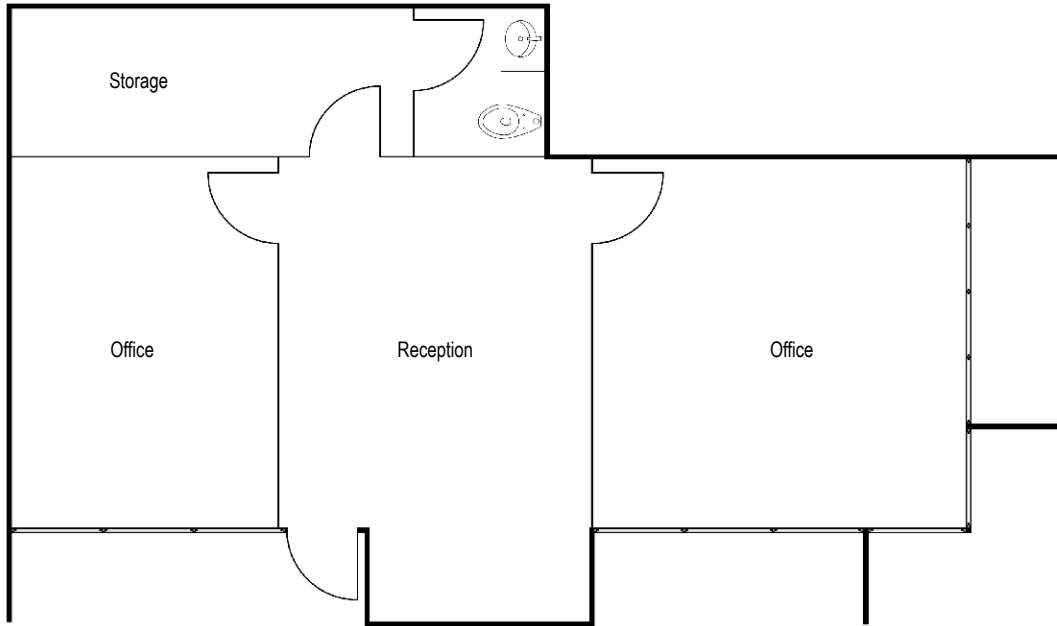
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2919 W. PENDLETON AVENUE



± 1,007 SF



2 PRIVATE OFFICES



8' FINISHED CEILING



100 AMPS (VERIFY)

UNIT FEATURES:



- » ± 1,007 SF Office Unit
- » 1 (one) Restroom
- » 2 (two) Private Offices
- » Corner Suite
- » Storage Closet
- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

* Floor plan and site plan may not be to scale.

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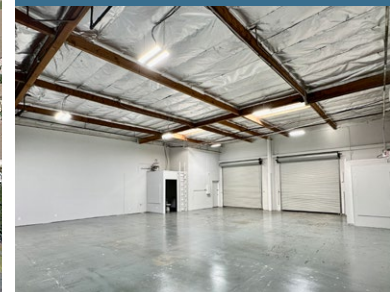
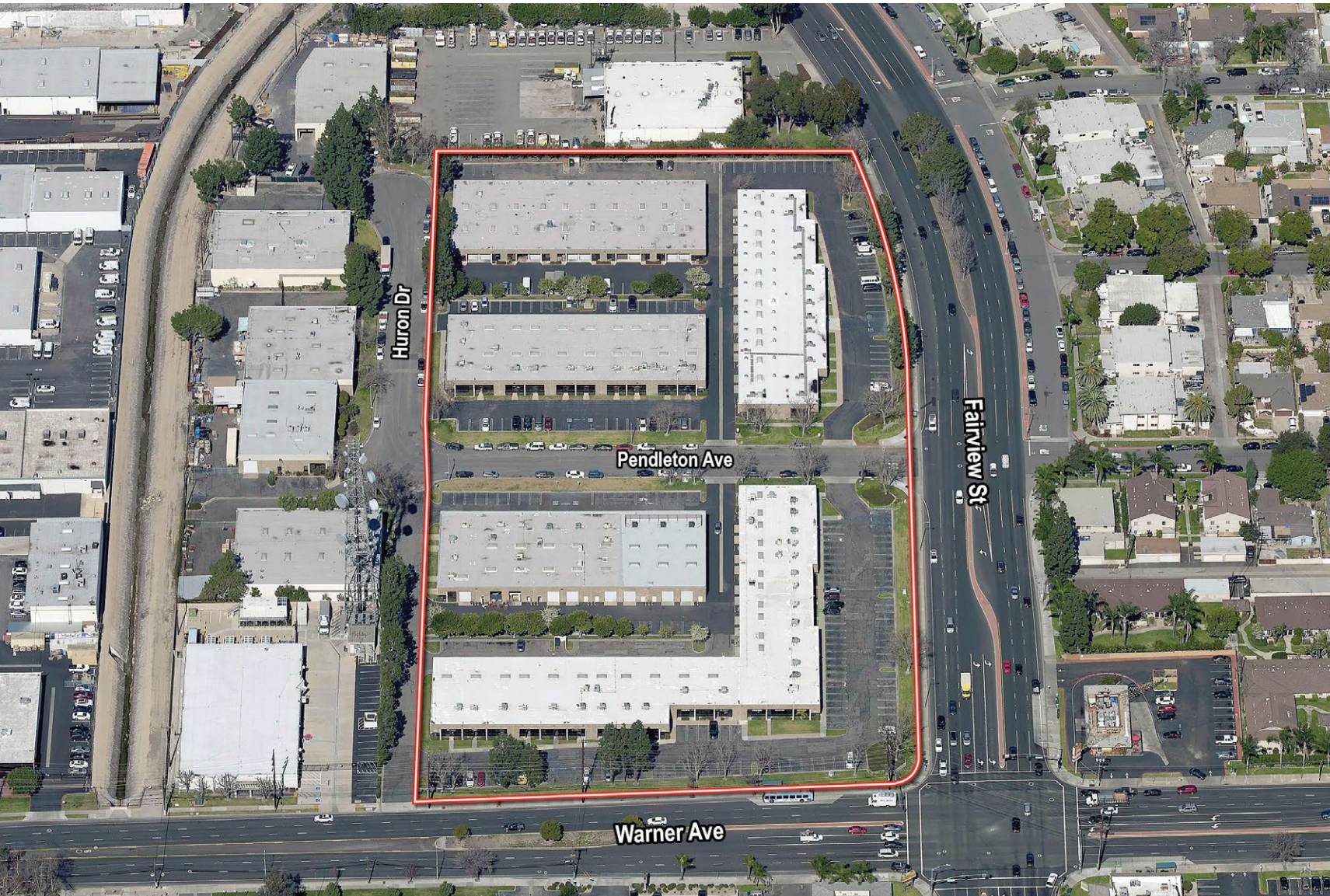
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AERIAL



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