

FOR SALE

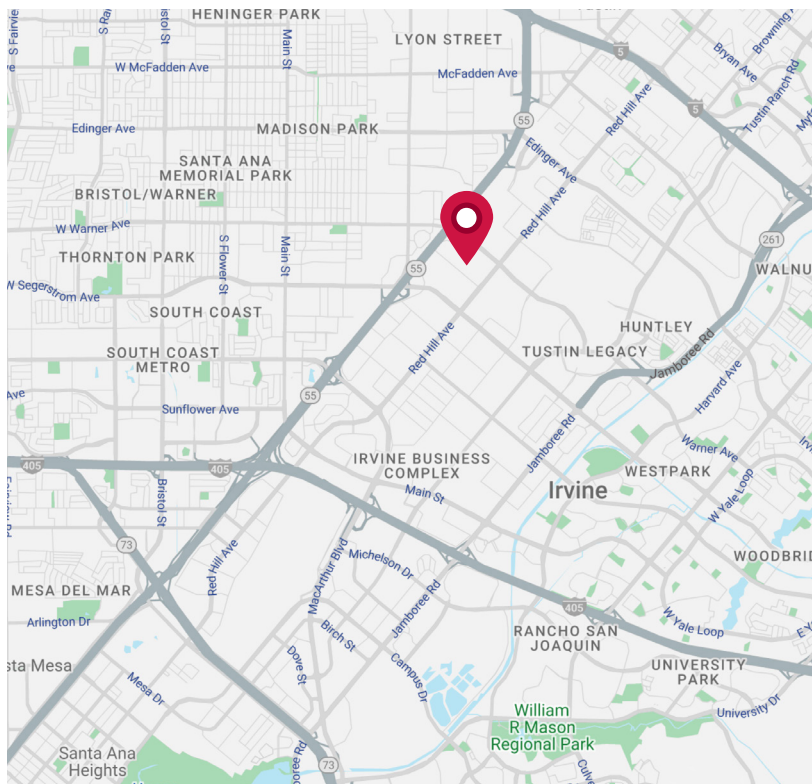
1901 CARNEGIE AVENUE, UNIT 1-JK, SANTA ANA

4,400 SF DUAL-TENANT INDUSTRIAL CONDO



PROPERTY FEATURES

- **±4,400 SF Dual-Tenant Industrial Condo**
- 2 Ground Level Doors
- 16' Clear Height
- 400 Amps (verify)
- Dual Tenant Capability
- 2.8:1000 Parking Ratio
- Excellent 55, 405 & 5 Freeway Access
- Excellent Owner-User or Investment Opportunity
- Month-to-Month Tenants:
 - Unit 1-J: OC Classix - 2,200 SF - \$3,850/mo Gross (\$1.75 Gross)
 - Unit 1-K: Beone Global - 2,200 SF - \$3,630/mo Gross (\$1.65 Gross)
- **Asking Price: \$1,760,000**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

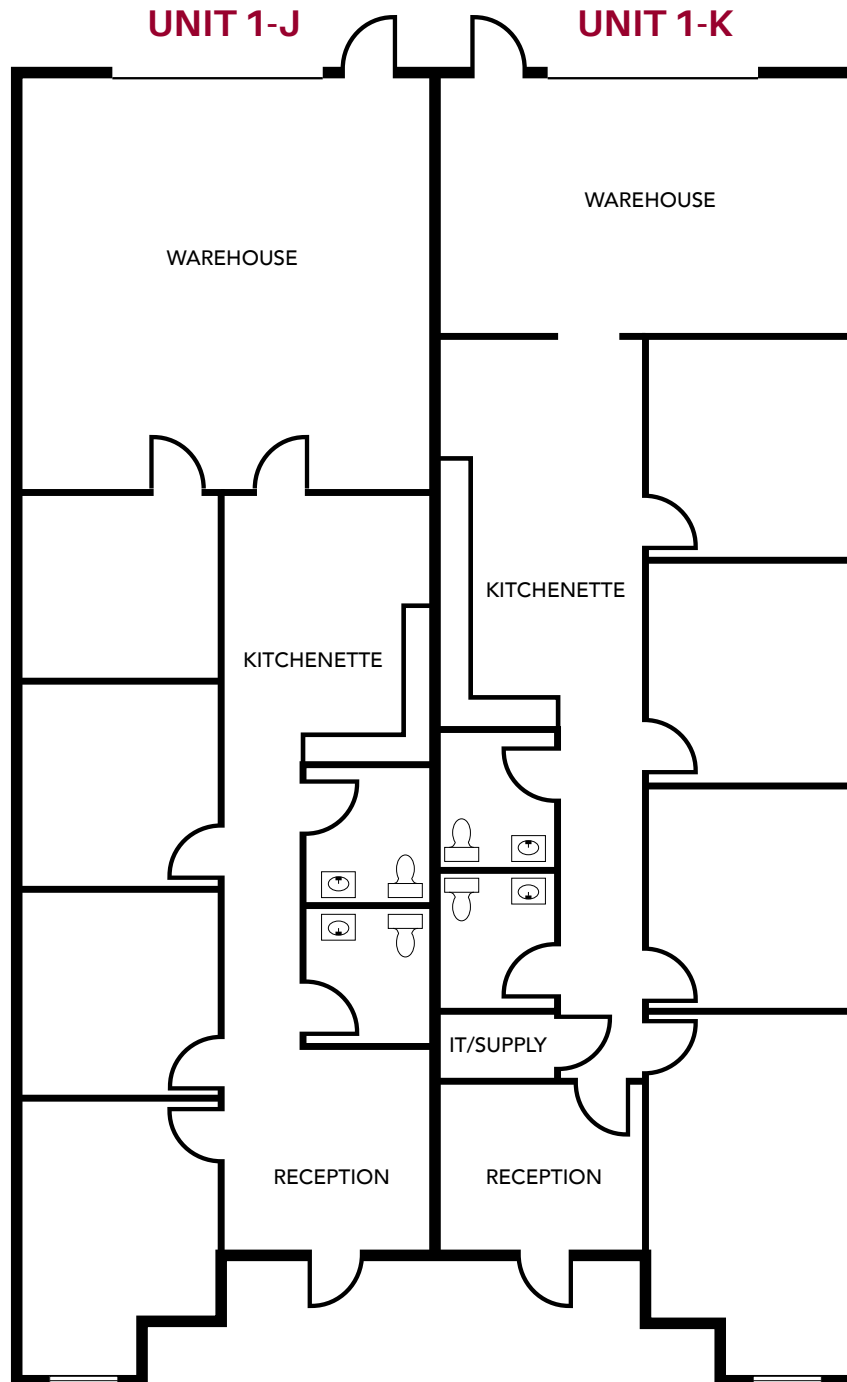
ORANGE COUNTY INDUSTRIAL

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FLOOR PLAN



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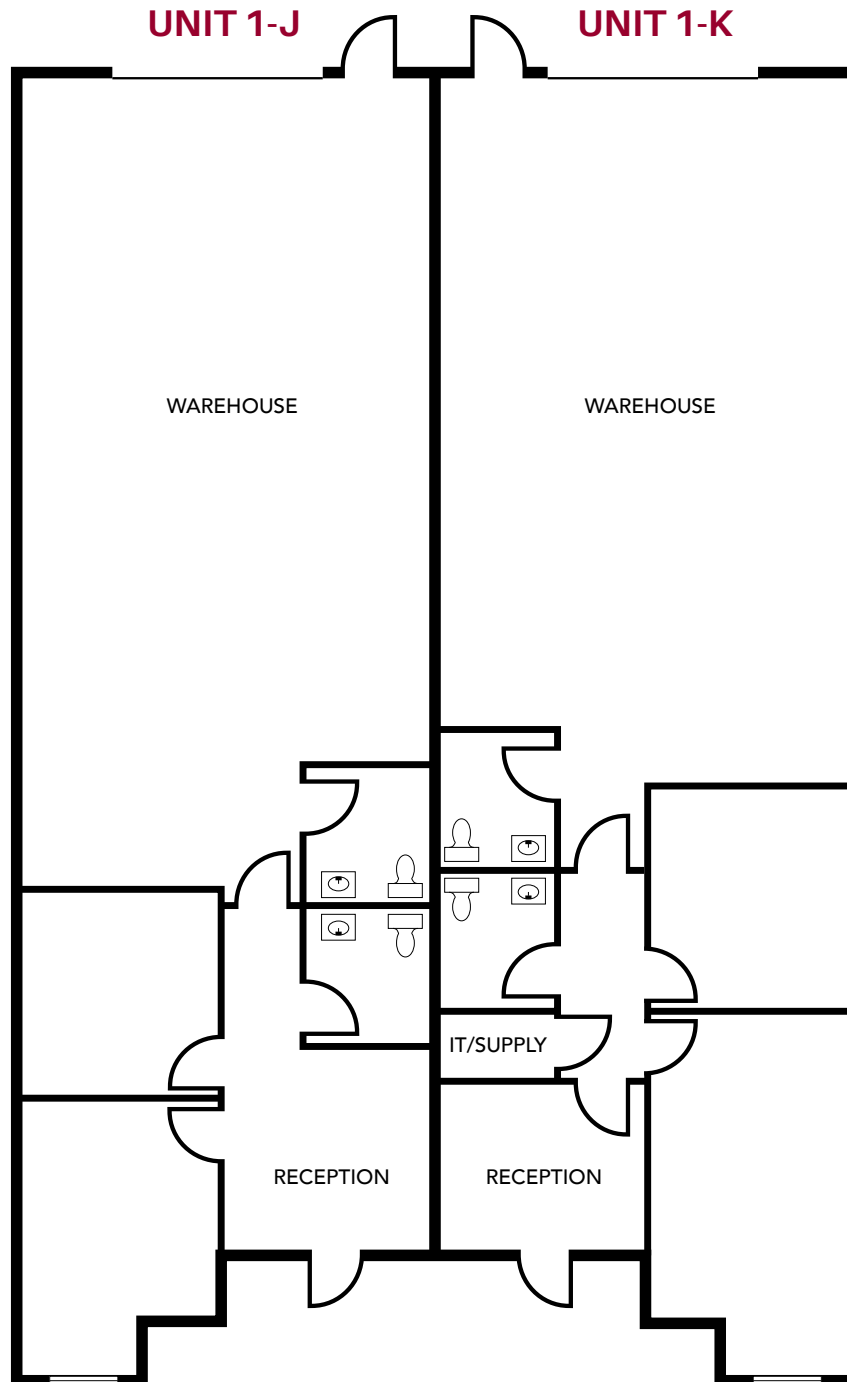
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HYPOTHETICAL FLOOR PLAN



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