

### **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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LYON STREET

IRVINE BUSINESS COMPLEX

MADISON PARK

SANTA ANA MEMORIAL PARK

SOUTH COAST

BRISTOL/WARNER

THORNTON PARK



WALNUT

WOODBRID

HUNTLEY

WESTPARK

UNIVERSIT

TUSTIN LEGACY

Irvine

RANCHO SAN JOAQUIN

William R Mason Regional Park

MESA DEL MAR

Santa Ana

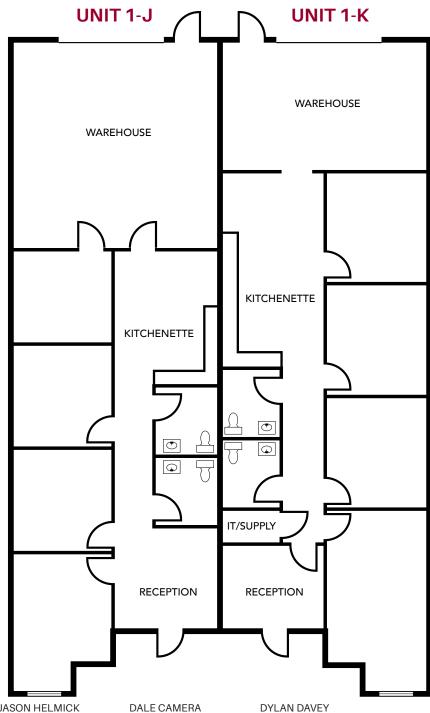
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# **FOR SALE**

# 1901 CARNEGIE AVENUE, UNIT 1-JK, SANTA ANA

### ±4,400 SF DUAL-TENANT INDUSTRIAL CONDO

### **FLOOR PLAN**



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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

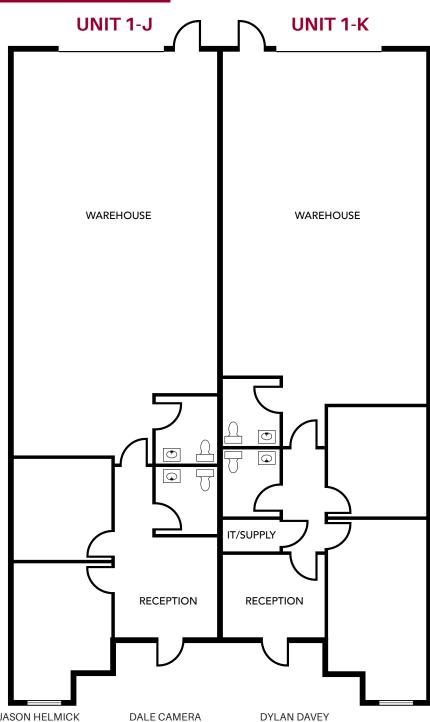


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#### ±4,400 SF DUAL-TENANT INDUSTRIAL CONDO

# HYPOTHETICAL FLOOR PLAN



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