

# 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  $\pm 100$ K SF Multi-Tenant Industrial Office Park
- Onsite Self-Storage Facility ( $\pm 700$ -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

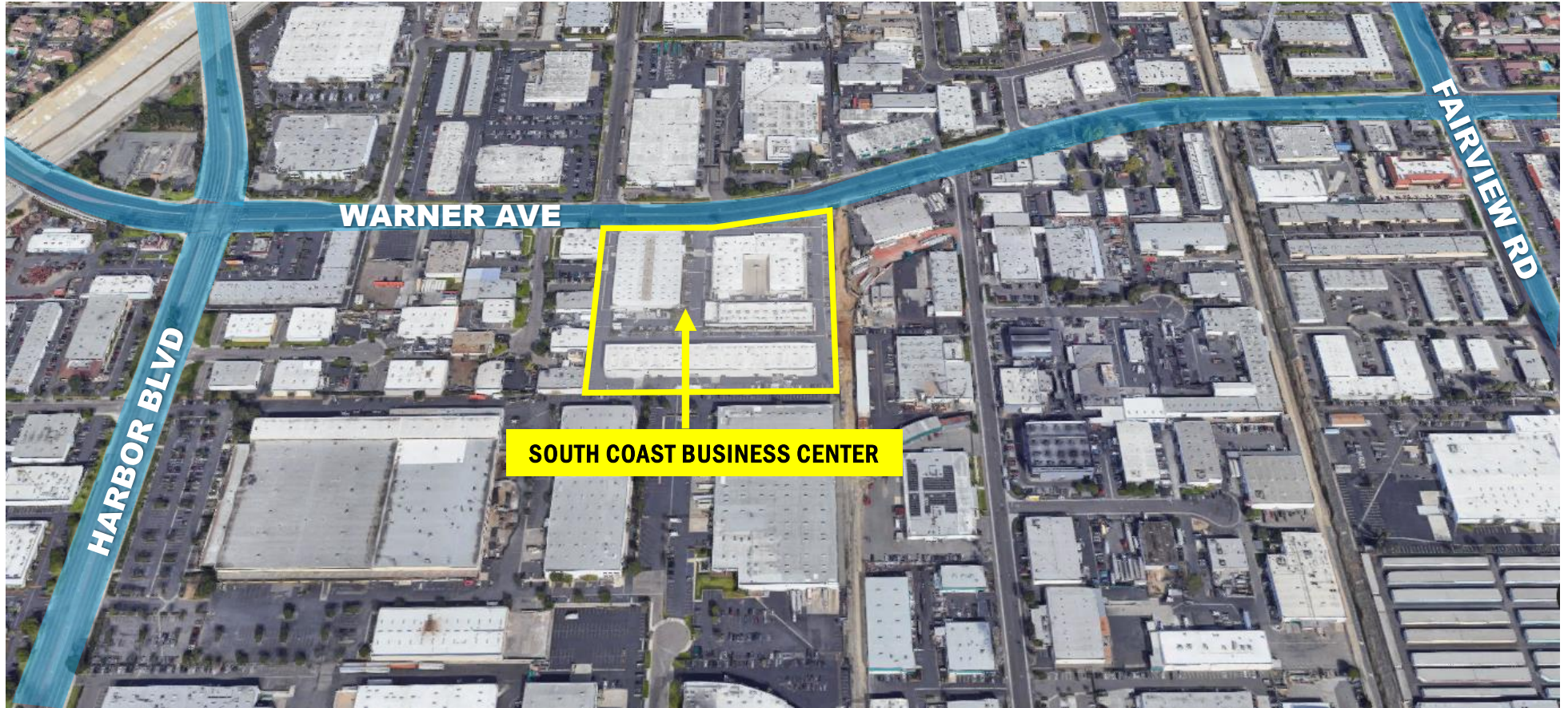






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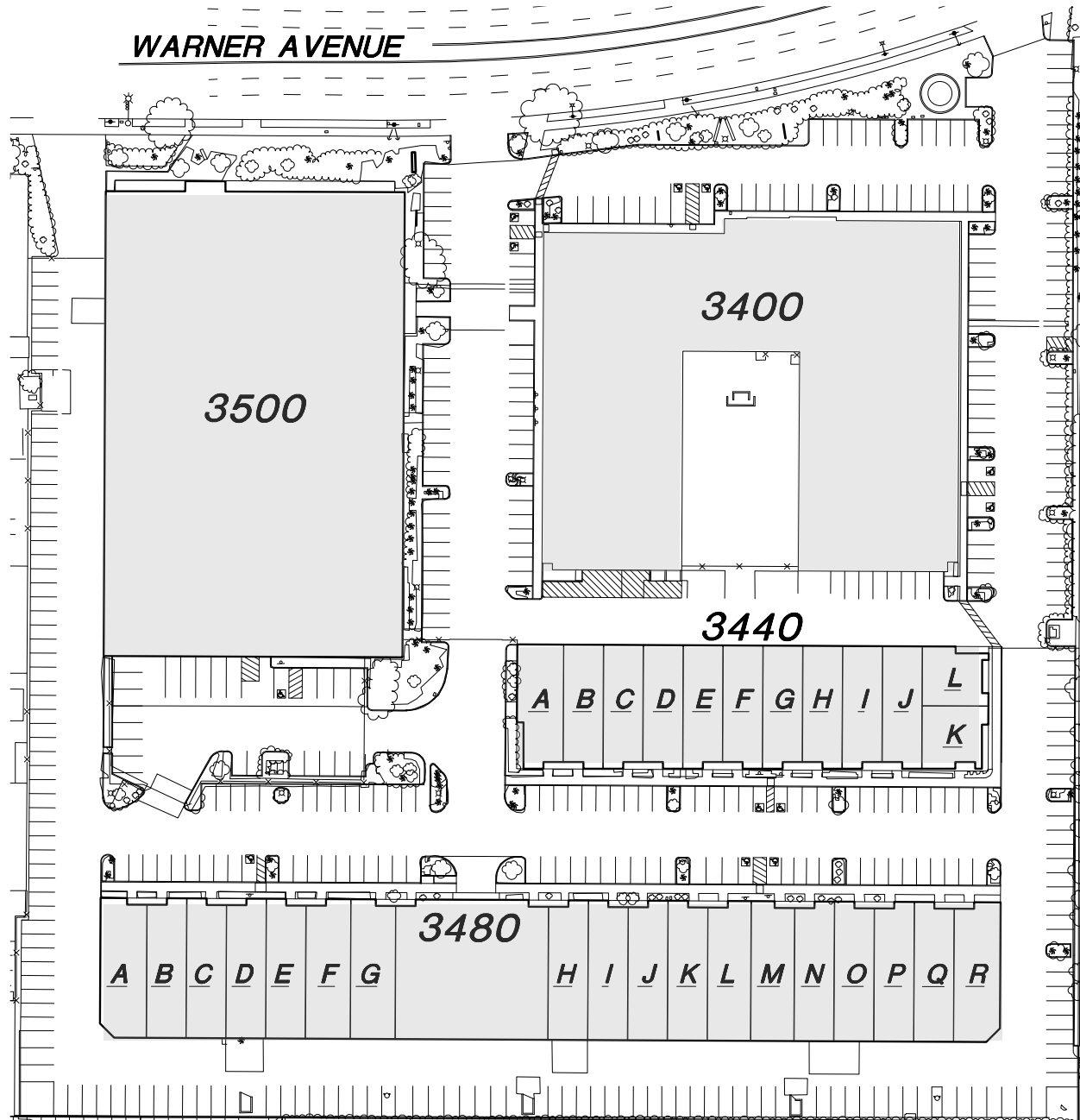


## NEARBY BUSINESSES & SERVICES

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

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## AVAILABLE FOR LEASE

- **Building:** 3440
- **Unit:** N/A
- **Size:** N/A
- **Type:** Warehouse w/ Office
- **Access:**  $\pm$  12' Roll-Ups
- **Clearance:**  $\pm$  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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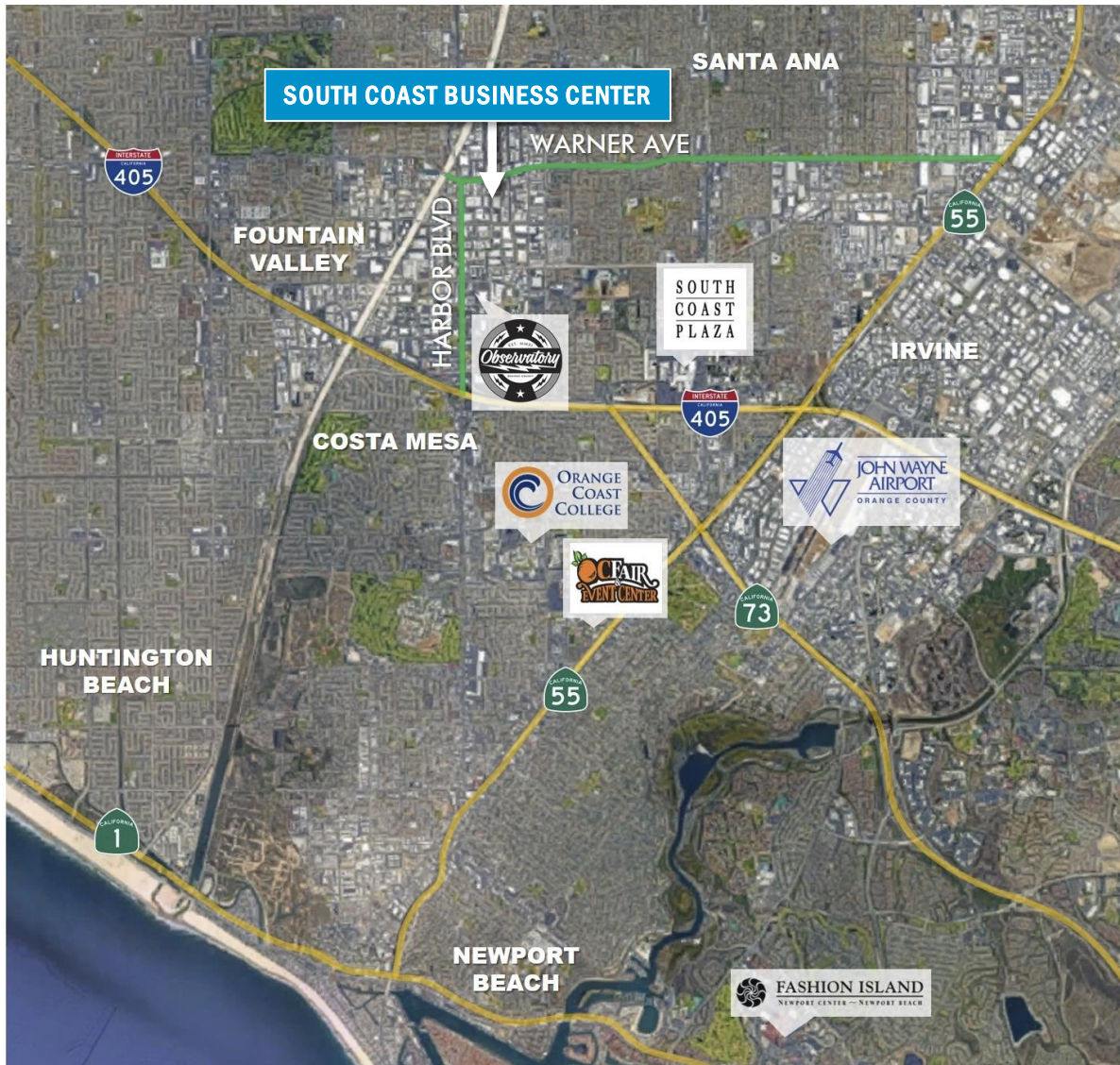
## AVAILABLE FOR LEASE

- **Building:** 3480
- **Units:** A
- **Size:** Unit A 2,230 – 4,246 SF
- **Type:** Warehouse w/ Office
- **Access:**  $\pm$  12' Roll-Ups
- **Clearance:**  $\pm$  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