

**NEW BUILD-TO-SUIT OPPORTUNITY**  
±97,916 SF INDUSTRIAL BUILDING ON ±4.7 ACRES



**FOR LEASE  
OR SALE**



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**ESTIMATED COMPLETION Q4 2025**

**CBRE**

**300 E DYER ROAD, SANTA ANA**

Development, Marketing  
& Management by:



REAL ESTATE GROUP



# PROPERTY HIGHLIGHTS



±97,916 SF  
Freestanding  
Industrial Building



Situated on  
±4.7 Acres



±12,000 SF of  
Two-Story Office  
Space



36' Warehouse  
Clearance Height



Two (2) Ground  
Level Doors



Ten (10) Dock  
High Doors



Up to 4000  
Amps of Power



92 Auto  
Parking Stalls



Fully Fenced,  
Secured Yard



135' Concrete  
Truck Court



Light Industrial  
(M1) Zoning



Easy Access to  
Costa Mesa (55),  
San Diego (405)  
& Santa Ana (5)  
Freeways



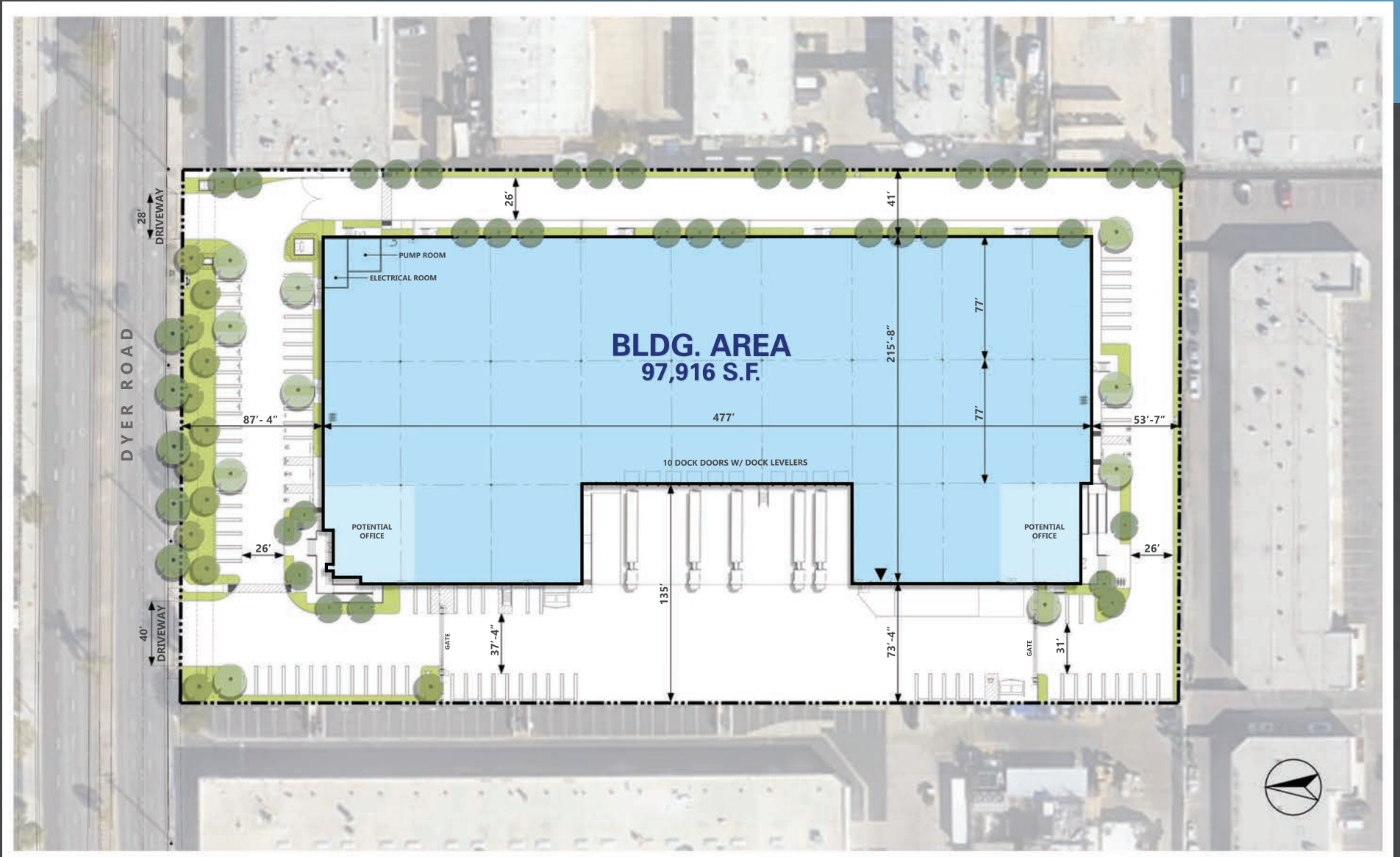
Across from  
Amazon  
Distribution Center

# BUILDING SPECS

<b>BUILDING SIZE</b>	±97,916 SF
<b>LAND SIZE</b>	±4.7 Acres
<b>OFFICE SPACE</b>	±12,000 SF (Two-Story)
<b>MINIMUM CLEARANCE HEIGHT</b>	36'
<b>GROUND LEVEL/DOCK HIGH DOORS</b>	Two (2) / Ten (10)
<b>DOCK PACKAGES</b>	40,000 LB. Leveler & Bumper at each Position
<b>POWER</b>	4,000 Amp UGPS, 2,000 Amp Meter Section
<b>SPRINKLERS</b>	ESFR
<b>PARKING</b>	92 Auto Stalls
<b>YARD</b>	Fully Fenced, Secured
<b>TRUCK COURT</b>	135'
<b>PAVING</b>	Concrete Paving Throughout
<b>COLUMN SPACING</b>	60' x 56'
<b>BUILDING DIMENSIONS</b>	215' 8" x 477'
<b>SLAB THICKNESS</b>	6" Thick, 4,000 PSI, Fully Reinforced
<b>LIGHTING</b>	LED
<b>CONSTRUCTION TYPE</b>	Concrete Tilt-Up (Type III-B Construction)



# SITE PLAN



# REGIONAL MAP



## DEMOGRAPHICS

2023 STATS	1 MILE	3 MILES	5 MILES
# of Employees	26,431	238,604	475,548
Population	20,943	249,826	649,510
Bachelor's, Graduate or Professional Degree	21.8%	30.2%	38.9%
# of Households	5,517	74,694	201,673
Average Household Income	\$120,655	\$115,752	\$126,727
2028 Average Household Income (projected)	\$138,695	\$134,165	\$145,622

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# CORPORATE NEIGHBORS



# AMENITY MAP



INTERSTATE 405

INTERSTATE 405

STATE ROUTE 55

MACARTHUR BOULEVARD

MAIN STREET

OAK ST

E. DYER ROAD

The Camp/Lab (5.5 miles)

Hutton Plaza (1 mile)

South Coast Plaza (2.4 miles)



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**FOR MORE INFORMATION,  
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**CBRE**

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