



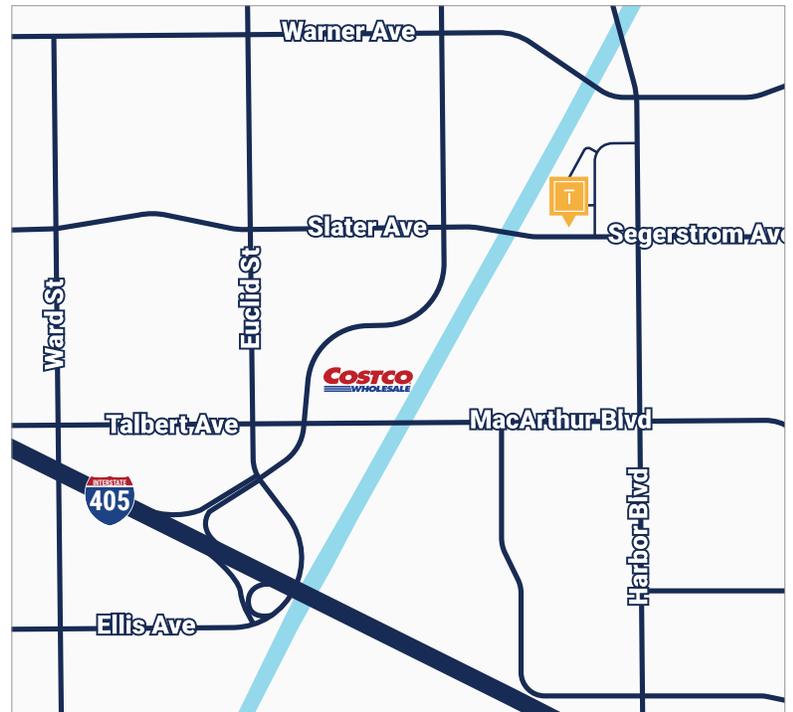
FOR SALE/LEASE - ±14,430 SF INDUSTRIAL BUILDING

4040 W. CHANDLER AVENUE | SANTA ANA, CA



PROPERTY FEATURES:

- » ±14,430 SF Industrial Building
- » ±1,330 SF of Office
- » Fire Sprinklers
- » Two (2) Ground Level loading Doors
- » Fenced Parking / Yard Area
- » 2:1,000 Parking Ratio
- » 400 Amps of Power (verify)
- » ±17' Warehouse Clear Height
- » Zoned M-1
- » Convenient Access to the San Diego (405) Freeway
- » Located Within the Santa Ana "Green Zone" Which Allows for Some Cannabis Uses (verify)



CONTACT US:

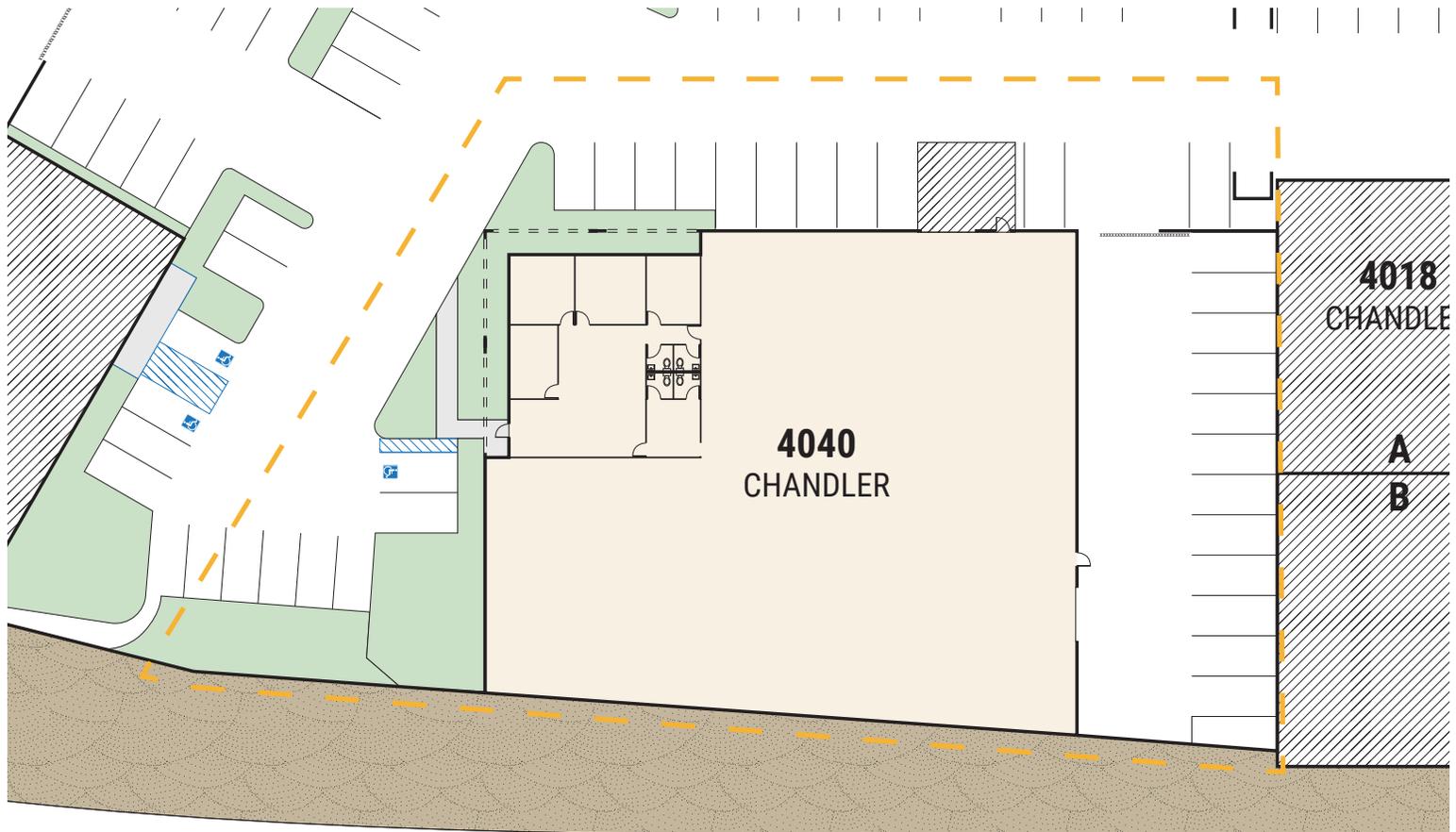
TIDEMARK
Real Estate Services

**BROKERAGE | INVESTMENTS
PROPERTY MANAGEMENT**

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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Tidemark Real Estate Services, Inc., its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



SEGERSTROM AVENUE

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