

2249

S. YALE STREET
SANTA ANA, CA



FULL REFURBISHMENT COMPLETED - NEW OFFICES, ROOF, PAINT & ASPHALT

FOR SALE OR LEASE

AN APPROXIMATE ±49,506 SQ. FT.
FREESTANDING INDUSTRIAL BUILDING

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM



PROPERTY HIGHLIGHTS

- Full Refurbishment Completed
(New Offices, Roof Refurbishment, Asphalt, Paint)
- Prime South Coast Metro Location
- Mature Market with Limited Development Opportunities
- Freestanding Building with Large Secured Yard
- Historically Strong Submarket with a 3.22% Vacancy Rate
- Heavy Power (3,000 Amps, Verify) with Potential to Further Upgrade
- Floor Drains Throughout the Warehouse
- Convenient Access to the San Diego (405), Newport (55) and Santa Ana (5) Freeways
- Easy Access to John Wayne Airport and Ports of Los Angeles
- Drive Around Building

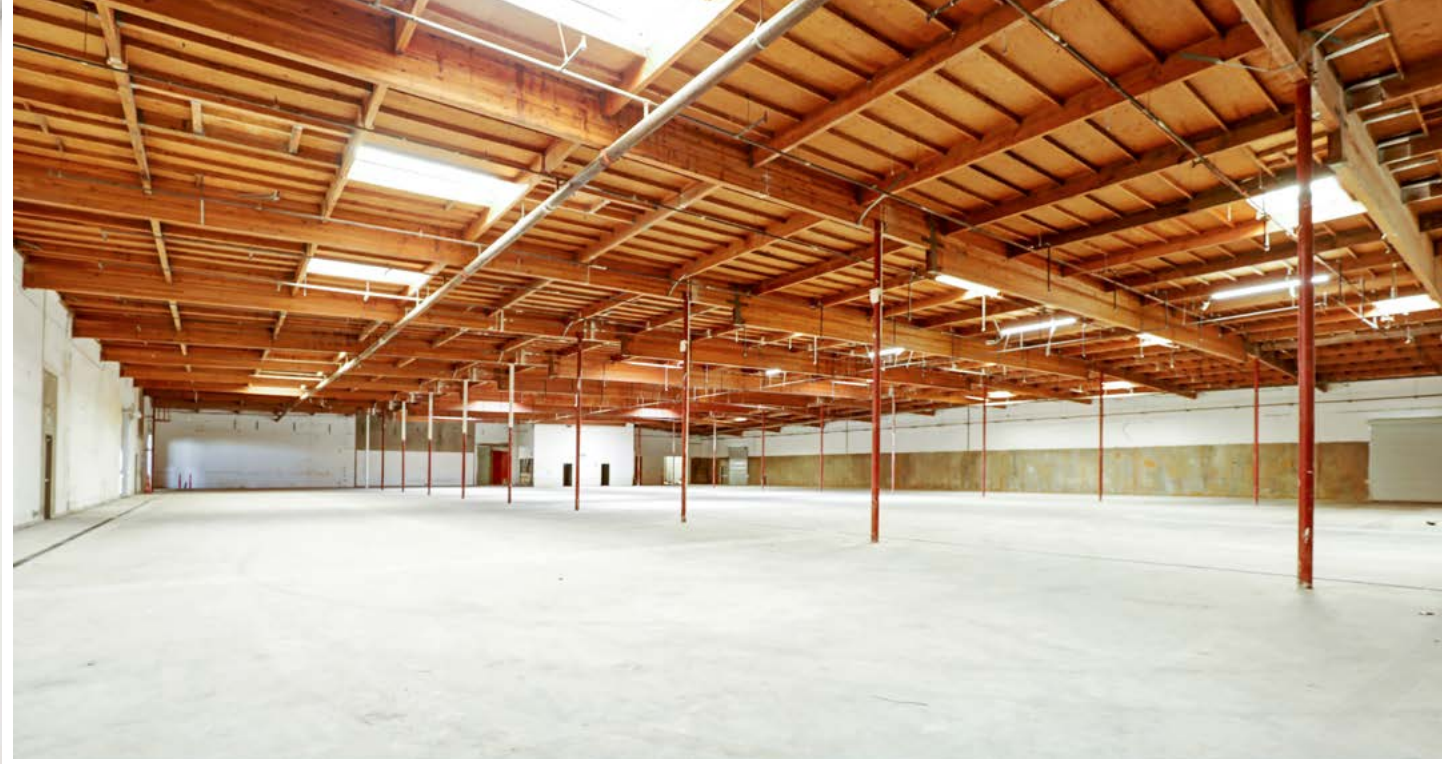




PROPERTY SUMMARY

ADDRESS	2249 S. Yale St., Santa Ana
SQUARE FOOTAGE	±49,506 Sq. Ft.
LAND AREA	2.87 Acres
OFFICE	±5,000 Sq. Ft. Single-Story w/ Abundant Natural Light
YEAR BUILT	1990 w/ Refurbishment in 2024
CLEAR HEIGHT	18'
DOCK HIGH LOADING	Four (4) Exterior Truckwells
GROUND LEVEL LOADING	Five (5)
PARKING	2.8:1,000 Sq. Ft.
POWER	3,000 Amps, 277/480 V (Expandable to 6,000 Amps)
YARD	Fully Paved & Large Fenced
SPRINKLERS	Yes

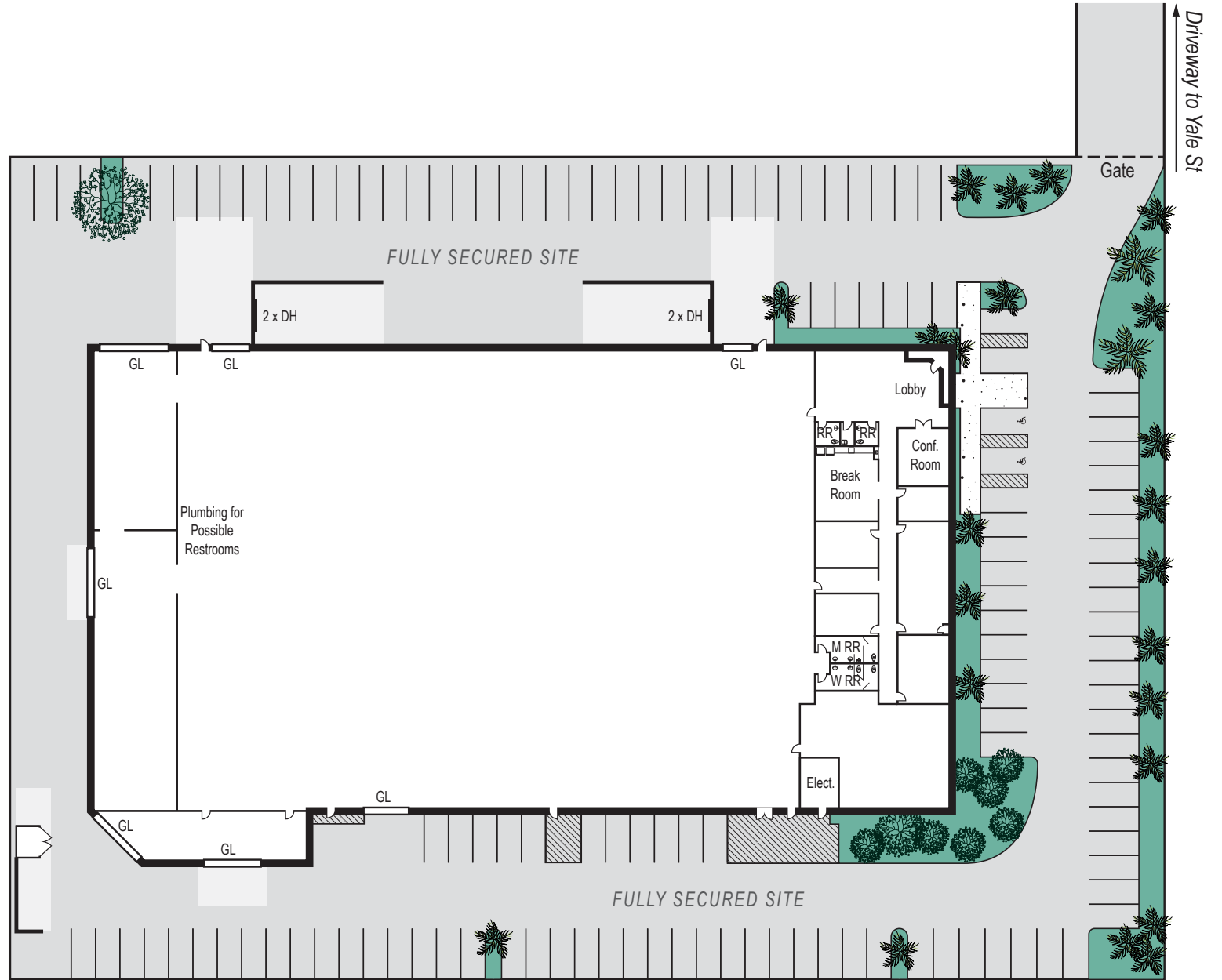




INTERIOR PROPERTY PHOTOS



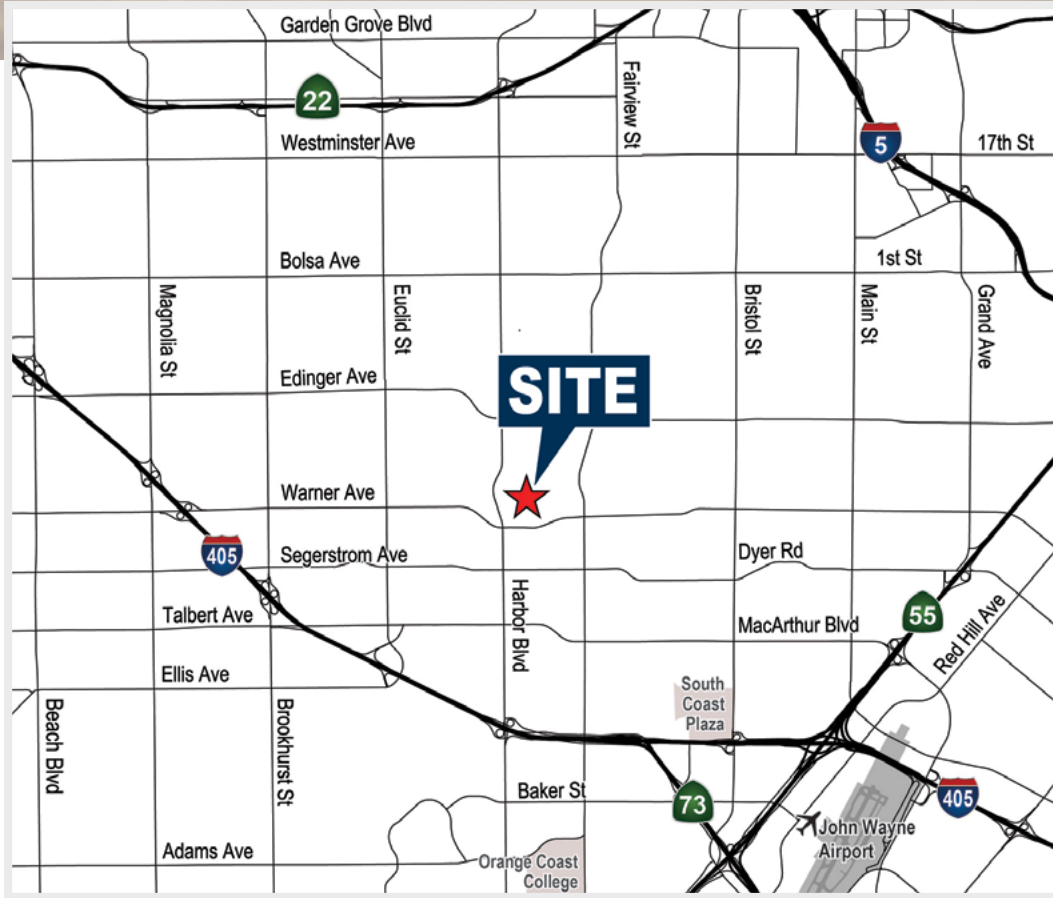
SITE PLAN





EXTERIOR PROPERTY PHOTOS





PROPERTY LOCATION



KEY TRANSPORTATION ACCESS MAP



Strategic Locations to Service Orange, Los Angeles & Riverside Counties

LAX	37.2 miles	22 Fwy	3.63 miles	Ports of LA/LB	29.1 miles
Long Beach Airport	16.9 miles	405 Fwy	1.97 miles	Hobart BSNF	34.1 miles
John Wayne Airport	6.2 miles	55 Fwy	4.07 miles	UPRR Industry	28.6 miles
Ontario Airport	39.8 miles	5 Fwy	4 miles	Downtown LA	35.9 miles





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REAL ESTATE SERVICES



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