

2800 S. MAIN STREET, UNIT F

Santa Ana, CA | 92707



FOR SALE | 2,549 SF | INDUSTRIAL CONDO UNIT

J.R. Williamson
Executive Vice President
949.468.2377
jrw@naicapital.com
CalDRE #01006674

Mehran Foroughi
Senior Vice President
949.468.2315
mforoughi@naicapital.com
CalDRE #01270056

Seth Hagins
Associate
949.468.2308
shagins@naicapital.com
CalDRE #02299173

NAI Capital | **INDUSTRIAL**
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE | SERVICES GROUP

PROPERTY SUMMARY



Property Description

This purchase opportunity is a single tenant Industrial Flex Condominium Unit located in the Main & Dyer Business Park. The condominium unit provides street identity with high visibility along Main Street.

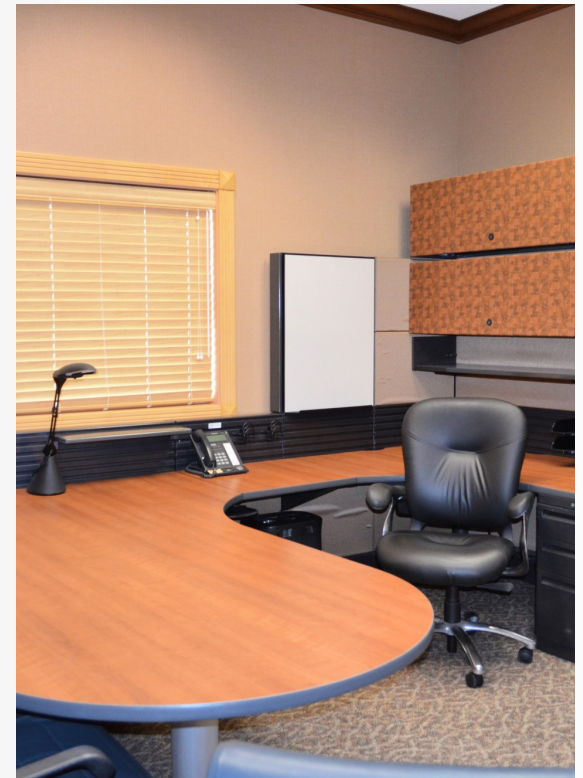
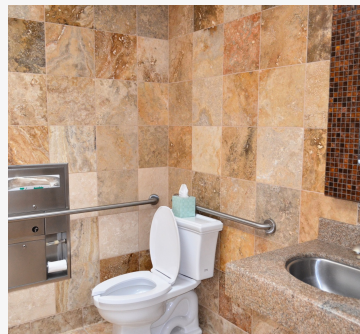
Location Description

Excellent City of Santa Ana location located within proximity to John Wayne Airport, Freeways (55 and 405), hotels, and retail services amenities.

Property Highlights

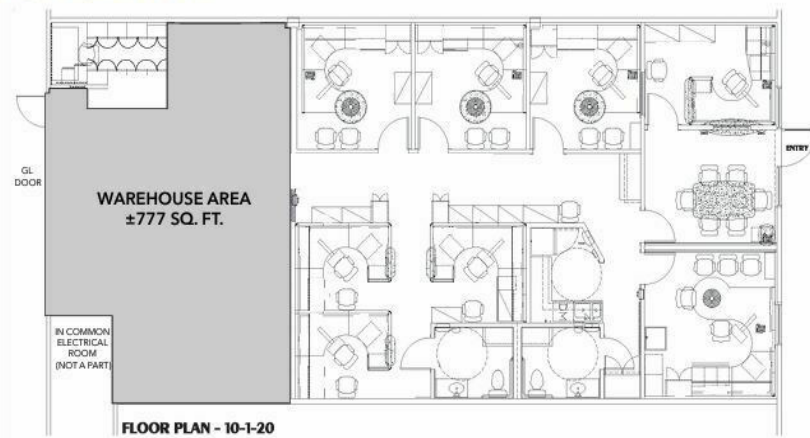
- 2,549 Square Feet
- Single Level Floor Plan
- Layout consists of Private Offices, Reception Area, Open Workspace, Conference Room and Warehouse Space. (Offices can be modified to increase the warehouse area)
- Coffee Bar/Kitchen
- Two Private Restrooms
- Skylights
- Expandable Warehouse with Roll Up Door
- 200 Amps of 120/208 power
- Surface Free Parking
- Move-In Ready

PHOTOS

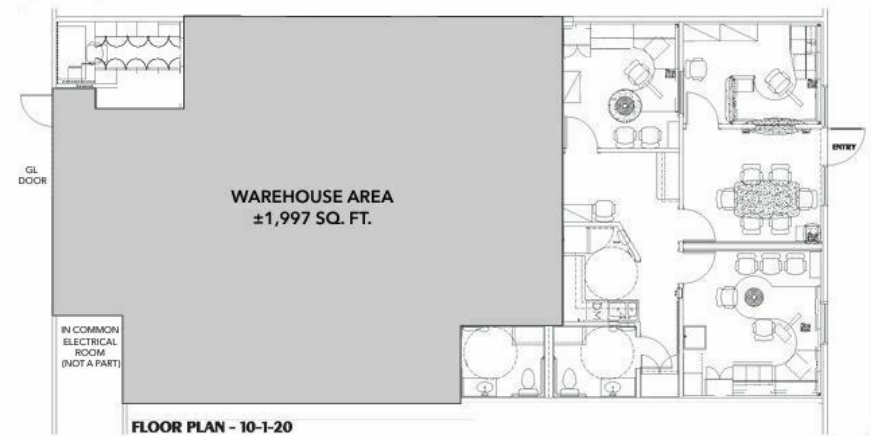


FLOOR PLANS

CONCEPTUAL PLAN 1

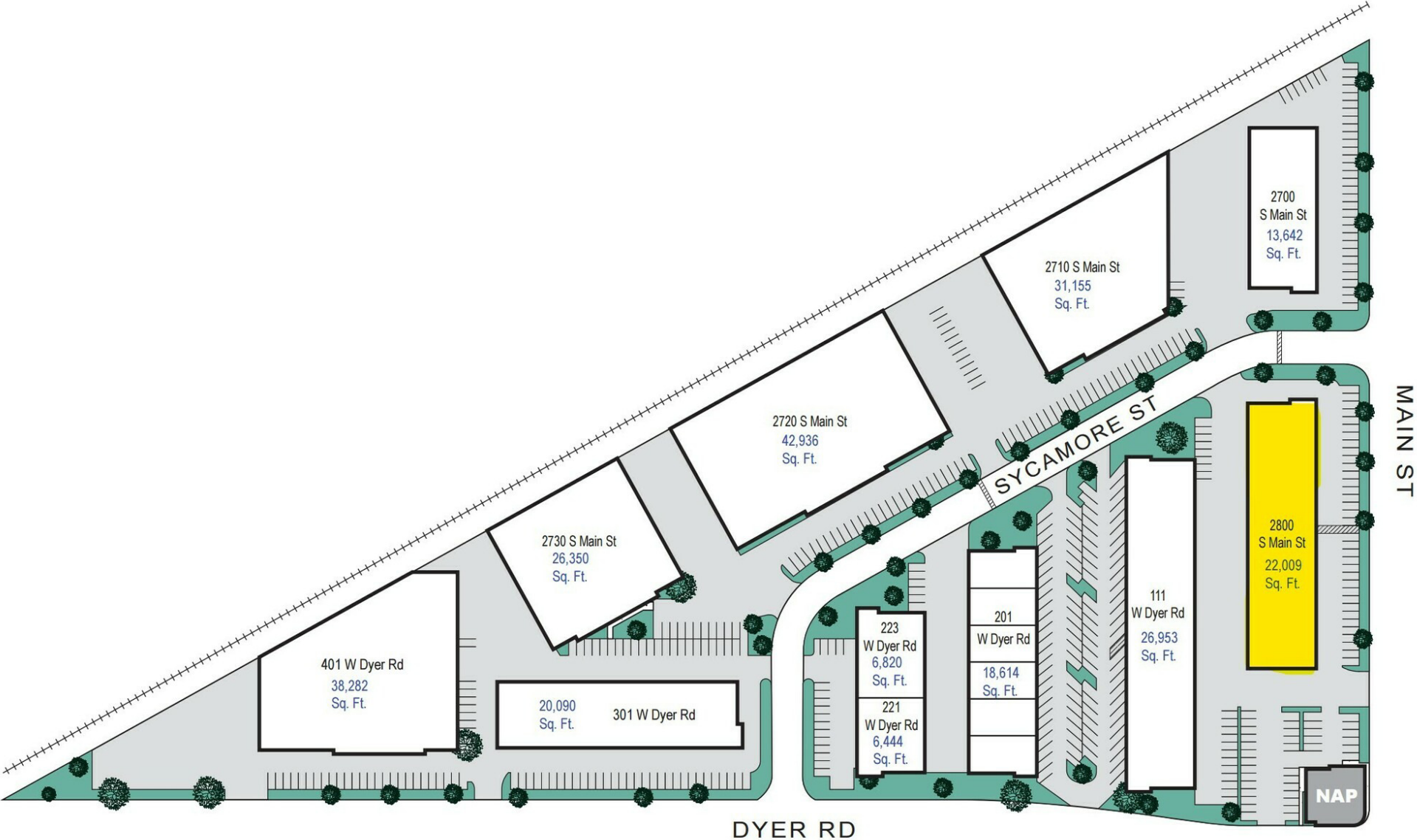


CONCEPTUAL PLAN 2





MAIN & DYER BUSINESS PARK
SANTA ANA, CA



Total Project 253,295 Sq. Ft.

This map illustrates the Orange County region in California, centered on Santa Ana. A red location pin marks a specific point in Santa Ana. The map displays a network of major highways, including Interstate 5 (I-5), Interstate 405 (I-405), and various State Routes (SR-39, SR-22, SR-57, SR-55, SR-261, SR-241, SR-1, SR-55, SR-73, SR-133). Surrounding cities and areas are labeled, such as Buena Park, Cypress, Garden Grove, Orange, Westminster, Tustin, Fountain Valley, Huntington Beach, Costa Mesa, Irvine, and Newport Beach. The Pacific Ocean is visible in the bottom left corner, with a north arrow indicating orientation.

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