

# FOR SALE - ± 18,879 SQ. FT.

## MANUFACTURING/CORP. HEADQUARTERS

4001 W. CARRIAGE DRIVE | SANTA ANA, CA | 92704



### BUILDING FEATURES

- » Prestigious Clauset Park, South Coast Metro Location
- » Corner, 100% HVAC, Divisible Building
- » Easy Access to 405 Freeway
- » Centrally Located with close Proximity To John Wayne Airport, Port of Long Beach, Long Beach Airport & Los Angeles International Airport
- » ±18' Warehouse Clearance
- » Four (4) Ground Level Doors
- » Fenced Yard Area
- » Fully Fire Sprinklered
- » Two Power Panels Total 5,000 Amps (Confirm)
  - One Existing 1,000 Amp (110/208 Volts)
  - One Partially Completed 4,000 Amp (277/480 Volts)
- » Extensive Cannabis Improvements
- » Previously Approved for Cannabis Cultivation



### CONTACT US



#### TIM ARGUELLO

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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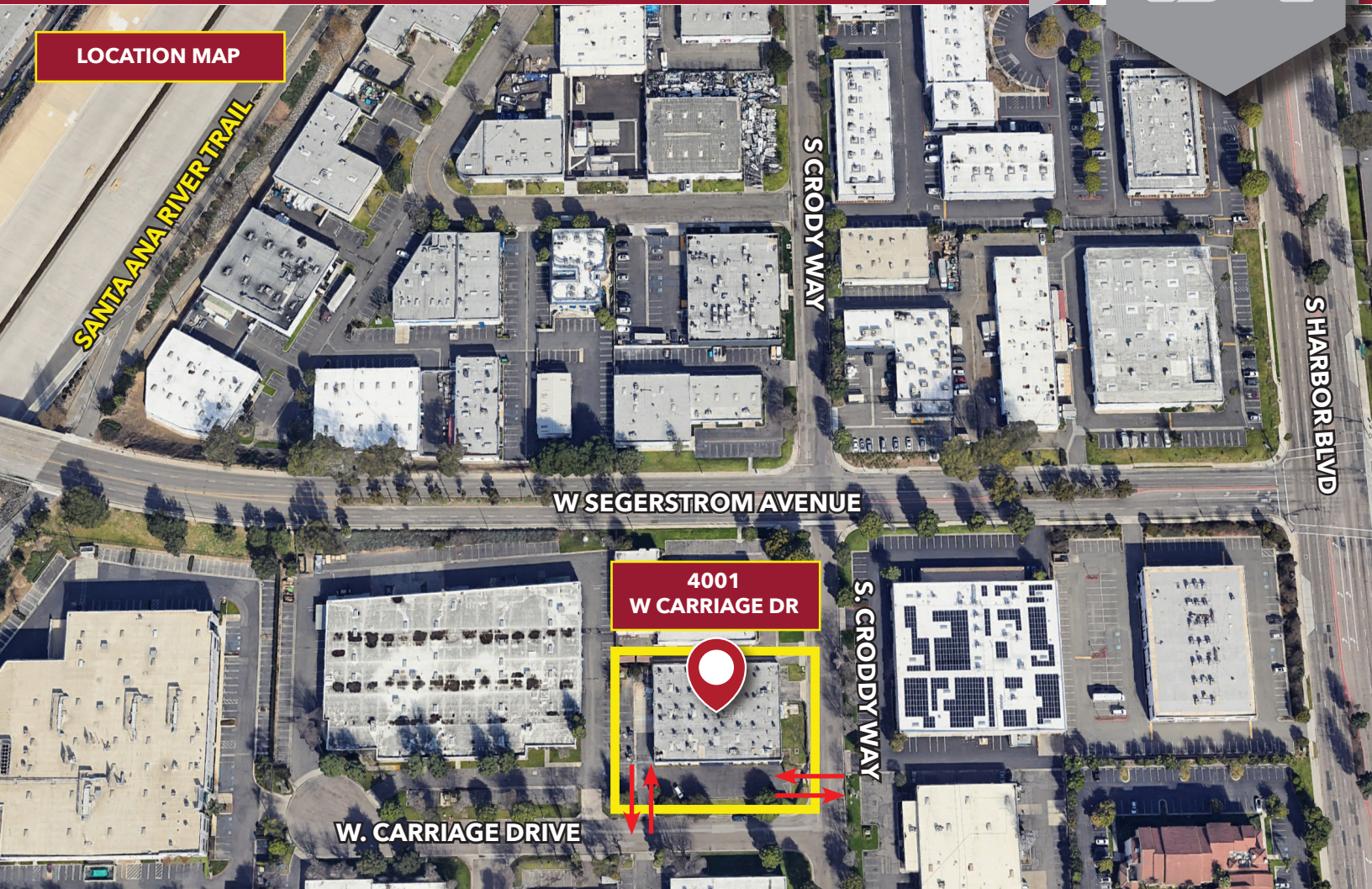
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### LOCATION MAP



### PROPERTY HIGHLIGHTS:

- Freestanding, Corner Building
- Entries on S. Croddy Way and W. Carriage Dr.
- One Block from S. Harbor Blvd Corridor
- First Rate Clauset Park Location
- Loading Doors on Two Sides of Building



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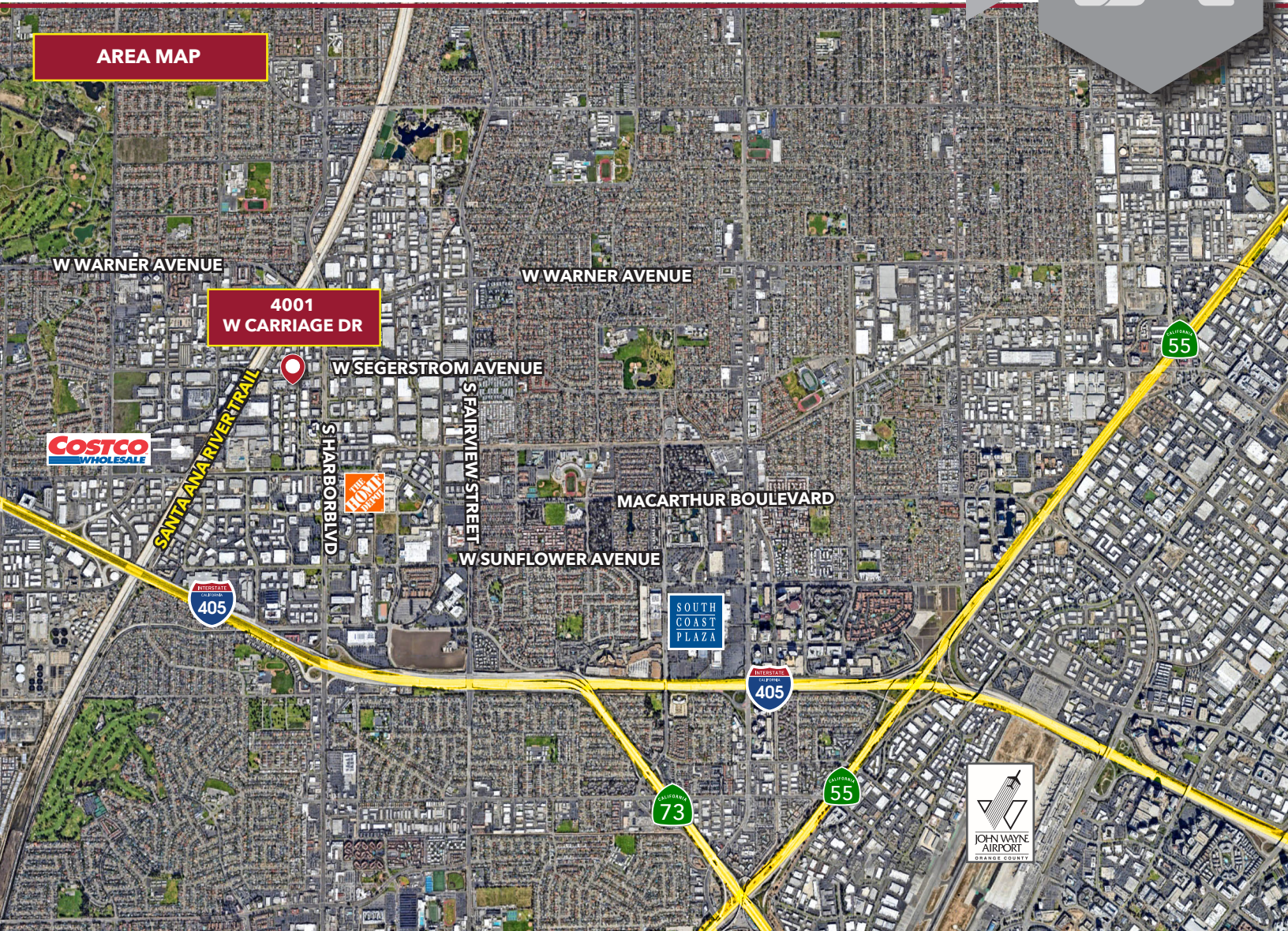
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### DESTINATIONS

### DISTANCE

405 Freeway - North/South

2.1 Miles

John Wayne Airport

3.8 Miles

Costco Superstore

1.2 Miles

Home Depot

1.1 Miles

South Coast Plaza

2.6 Miles

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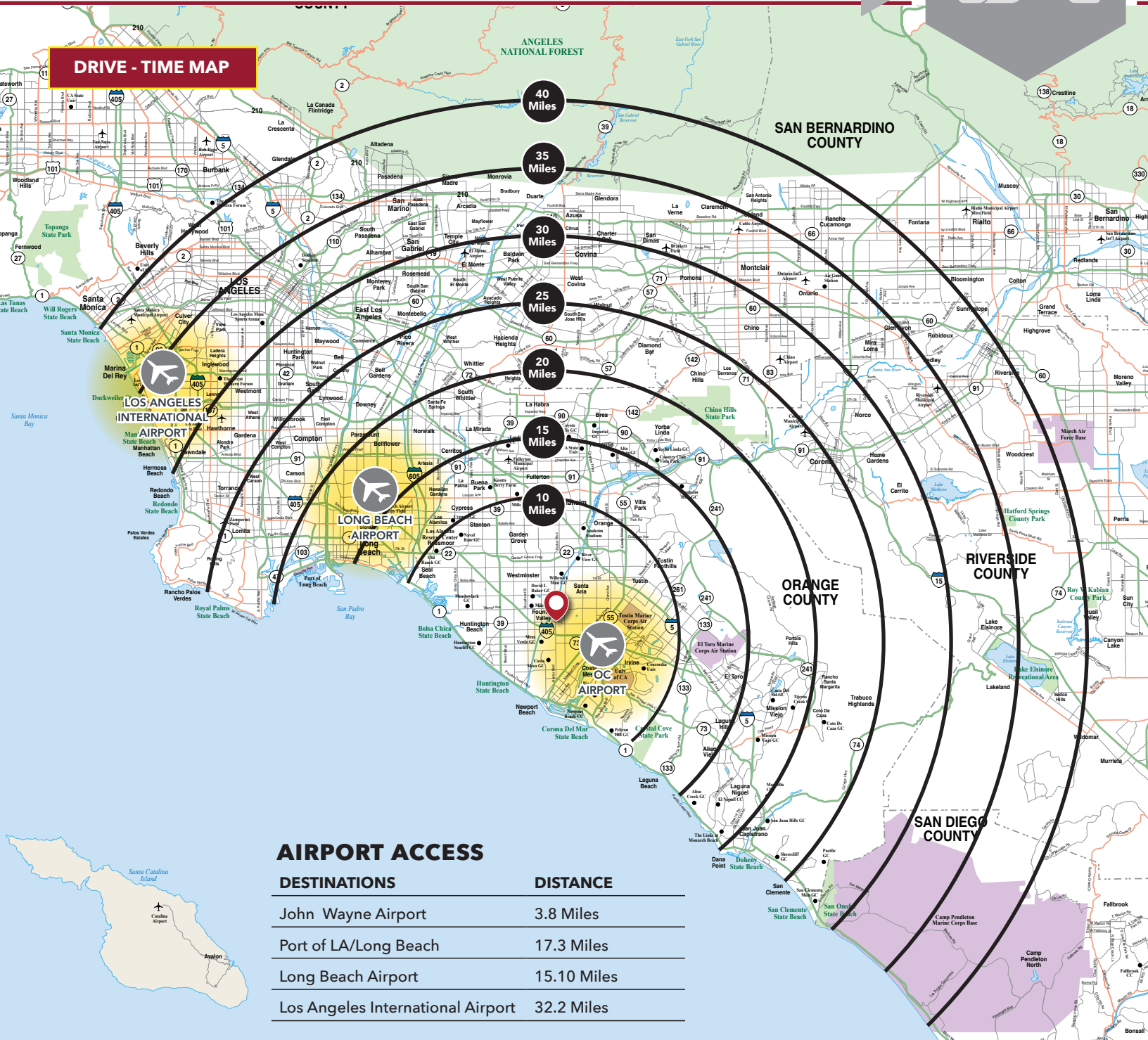
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