

# 3130 S. FAIRVIEW, SANTA ANA

South Coast Metro's Newest Class A Industrial Development

±82,241 SF State of the Art Industrial Building

AVAILABLE FOR SALE OR LEASE



**DALE CAMERA**  
LIC #01313921  
949.790.3132  
dcamera@leeirvine.com

**JASON HELMICK**  
LIC #01786729  
949.790.3119  
jhelmick@leeirvine.com

**ZACH SCHWANER**  
LIC #02009623  
949.790.3159  
zschwaner@leeirvine.com

**STEFFAN MORRIS**  
LIC #02010049  
949.790.3166  
smorris@leeirvine.com

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



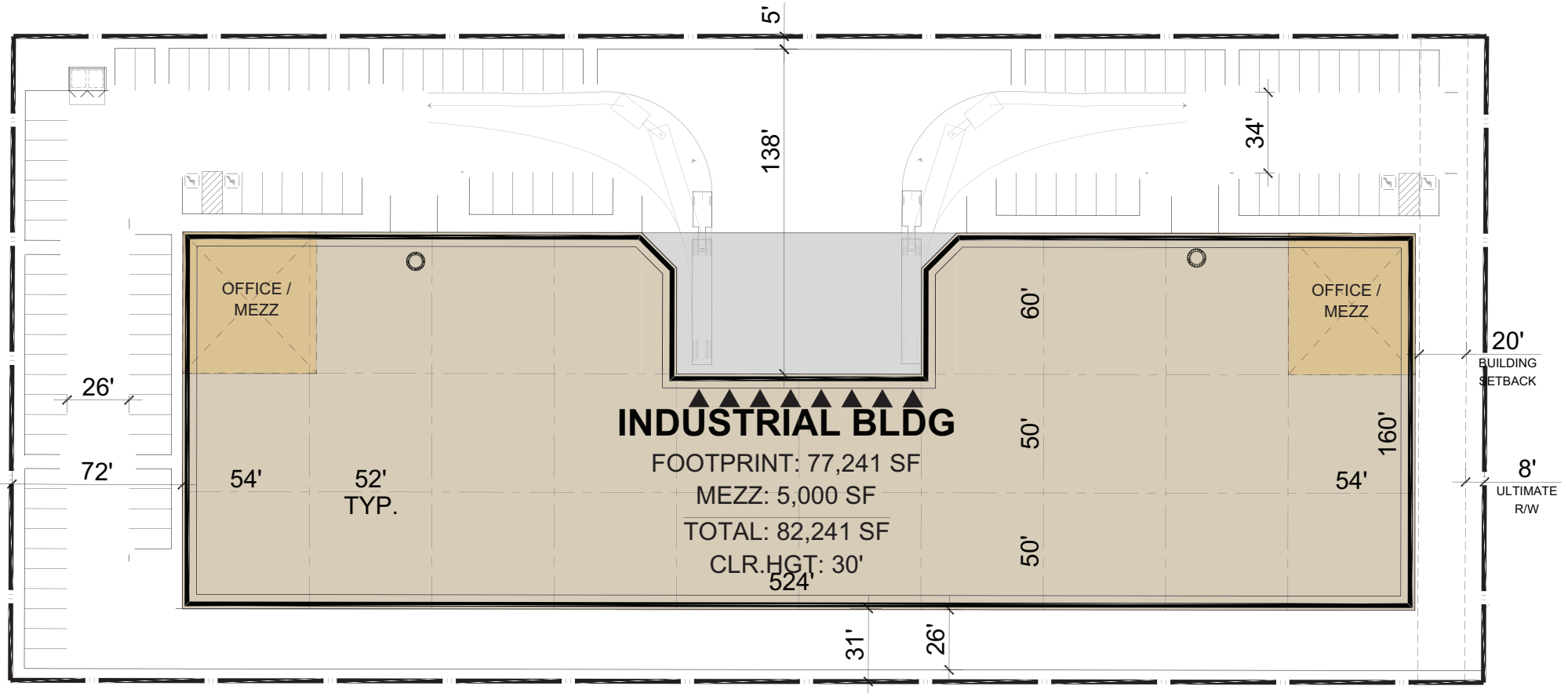
## PROJECT FEATURES

- ±82,241 SF Brand New State-of-the-Art Industrial Building
- Potentially Divisible to Two (2) Units (±41,000 SF Each)
- ±5,000 SF First Floor Office
- ±5,000 SF Mezzanine Office
- ±30' Minimum Clear Height
- Eight (8) Dock-High Doors
- Two (2) Grade Level Doors
- Power: 2,000 Amps Minimum, Expandable to 4,000 Amps
- 107 Parking Stalls (1.3:1,000)
- ESFR Sprinkler System
- Large Secured Yard Area with Drive-Around Access
- 138' Concrete Truck Court
- Situated on a ±3.94 Acre Site
- Outstanding South Coast Metro/John Wayne Airport Area Location
- Immediate Proximity to 405, 5, 55, 73, 57 & 22 Freeways



# PROPOSED SITE PLAN

±82,241 SF Industrial Building  
Potentially Divisible to Two (2) Units (±41,000 SF Each)



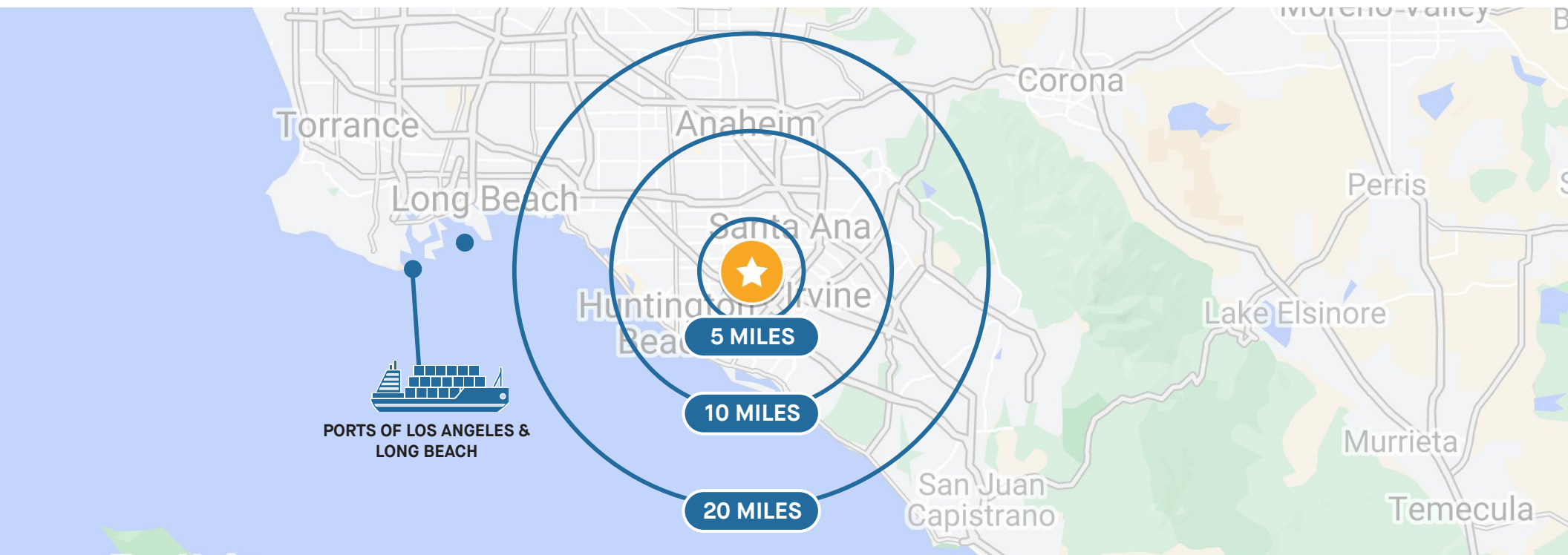


# CORPORATE NEIGHBORS & NEARBY AMENITIES





# DRIVE TIME & DEMOGRAPHICS



## DISTANCE TO SITE LOCATION

LOCATION	MILES
SNA AIRPORT	5.8 MILES
LBG AIRPORT	20.4 MILES
LAX AIRPORT	39.4 MILES
ONT AIRPORT	38.8 MILES
PORT OF LONG BEACH	25.2 MILES
PORT OF LOS ANGELES	26.2 MILES

## TRAFFIC COUNT

INTERSECTION	TRAFFIC VOLUME
S Fairview St & W Garry Ave S	241,934
S Fairview St & W Alton Ave N	64,589
W Macarthur Blvd & S Susan St NW	105,667

## DEMOGRAPHIC ANALYSIS

	3 MILE	5 MILE	10 MILE
POPULATION	241,934	684,295	1,863,216
HOUSEHOLD	64,589	196,286	586,609
HOUSEHOLD INCOME	\$105,667	\$105,106	\$116,708

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# 3130 S. FAIRVIEW

Santa Ana, CA 92704

FOR MORE INFORMATION, PLEASE CONTACT:

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