

# 922 & 944

## S. LYON STREET, SANTA ANA, CA

± 13,891 SF FREESTANDING INDUSTRIAL BUILDING ON AN  
EXTRA LARGE ± 78,542 SF LOT WITH 100% CONCRETE YARD

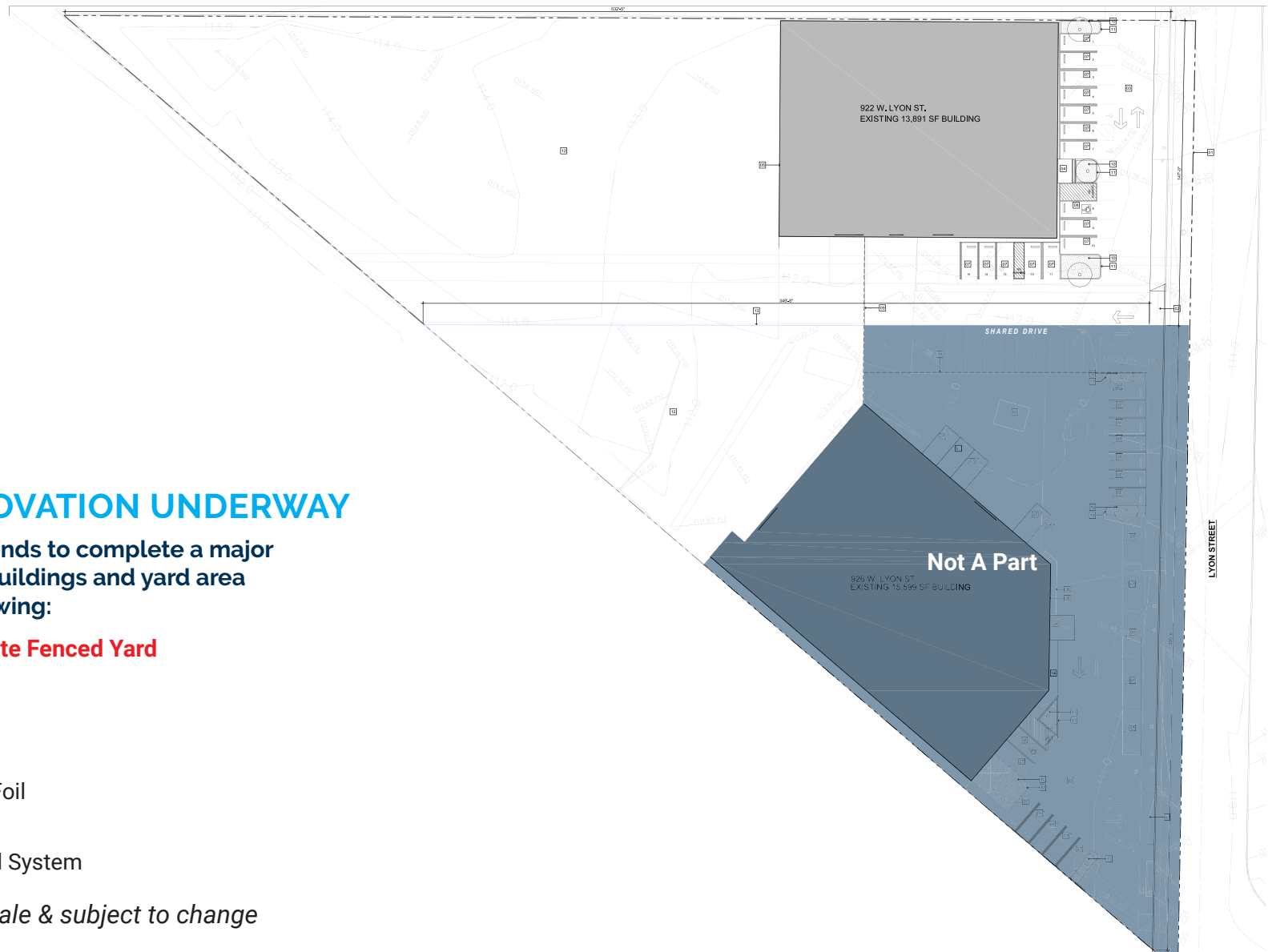


# FOR SALE OR LEASE

**Voit**  
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<b>BUILDING ADDRESS</b>	922 & 924 S. Lyon Street, Santa Ana
<b>BUILDING SIZE</b>	± 13,891 SF
<b>OFFICE SIZE</b>	Newly Constructed Office Area
<b>TOTAL LAND AREA</b>	± 78,542 SF (1.8 AC)
<b>LOADING</b>	One (1) 12' x 10' GL Warehouse Door Two (2) 12' x 14' GL Warehouse Door
<b>POWER</b>	Two Separately Metered 400 Amp Electrical Services (Tenant to Verify)
<b>CLEAR HEIGHT</b>	± 16' Warehouse Clearance
<b>FIRE SPRINKLERS</b>	No
<b>ZONING</b>	M1 Industrial Zoning
<b>PARCEL NUMBER</b>	401-321-01
<b>YARD</b>	<b>Large 100% Concrete Fenced Yard</b>
<b>OTHER:</b>	<ul style="list-style-type: none"> <li>• Oversized Land Parcel</li> <li>• Expandable Parking</li> <li>• Build to Suit Offices Available</li> </ul>





## MAJOR RENOVATION UNDERWAY

The ownership intends to complete a major renovation of the buildings and yard area including the following:

- **New 100% Concrete Fenced Yard**
- HVAC Office Area
- New Paint
- LED Lighting
- Warehouse Scrim Foil
- Seismic Upgrades
- Upgraded Electrical System

*\*Site plan not to scale & subject to change*

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## S. LYON STREET, SANTA ANA FOR SALE OR LEASE



NOT A PART

922 & 924 S. Lyon St  
13,891 SF

Lyon St

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