# 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



### **PROPERTY DESCRIPTION**

BUILDING ADDRESS	922 & 924 S. Lyon Street, Santa Ana
BUILDING SIZE	± 13,891 SF
OFFICE SIZE	Newly Constructed Office Area
TOTAL LAND AREA	± 78,542 SF (1.8 AC)
LOADING	One (1) 12' x 10' GL Warehouse Door Two (2) 12' x 14' GL Warehouse Door
POWER	Two Separately Metered 400 Amp Electrical Services (Tenant to Verify)
CLEAR HEIGHT	± 16' Warehouse Clearance
FIRE SPRINKLERS	No
ZONING	M1 Industrial Zoning
PARCEL NUMBER	401-321-01
YARD	Large 100% Concrete Fenced Yard
OTHER:	<ul> <li>Oversized Land Parcel</li> <li>Expandable Parking</li> <li>Build to Suit Offices Available</li> </ul>





### SITE PLAN

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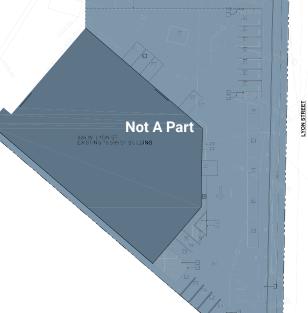
HARED DRIVE

#### 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



922 W. LYON ST. EXISTING 13.891 SF BUILDING

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## 922 & 944 **S. LYON STREET, SANTA ANA** FOR SALE OR LEASE

NOT A PART

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#### FORTRESS

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13,891 SF

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