

# AVAILABLE FOR SALE OR LEASE

1544 E WARNER AVE, SANTA ANA

±13,072 SF FREESTANDING BUILDING

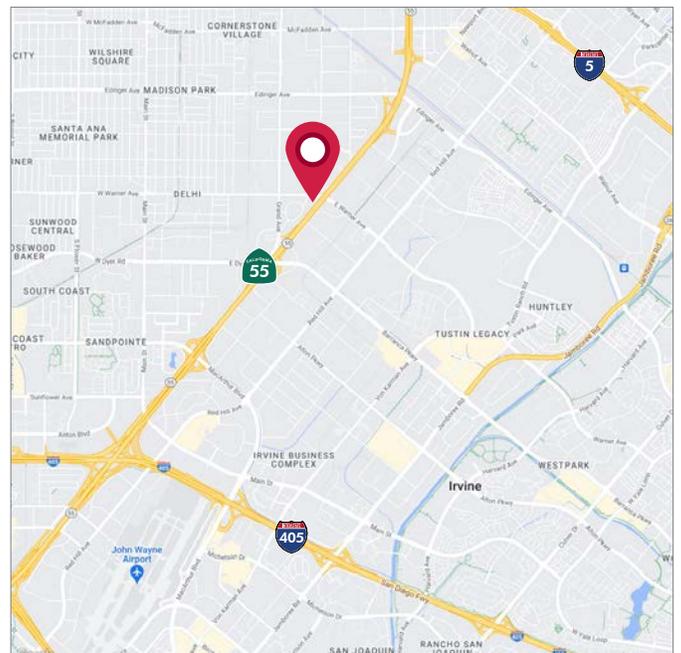
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## FREEWAY FRONTAGE ON EXPANDED 55 FWY!!



### LISTING DATA

- ±13,072 SF Freestanding Building
- New Paint for the Park & Slurry Coming Soon!
- 55 Freeway Expansion Frontage/Signage
- Retail/Wholesale/Showroom/Daycare/Corporate HQ/  
Creative Office/Wine Tasting/Alcohol Sales
- 100% HVAC
- Ample Parking
- (2) Two Large Grade Level Loading Doors
- Easy Access off 55 Freeway @ Dyer
- Annual Average Daily Traffic Count = 486,000\*
- Divisible Building to 5,753 - 6,164 SF
- Existing CUP License for Wine & Spirit Sales as Well as Tastings
- First Year Rate \$1.40 NNN



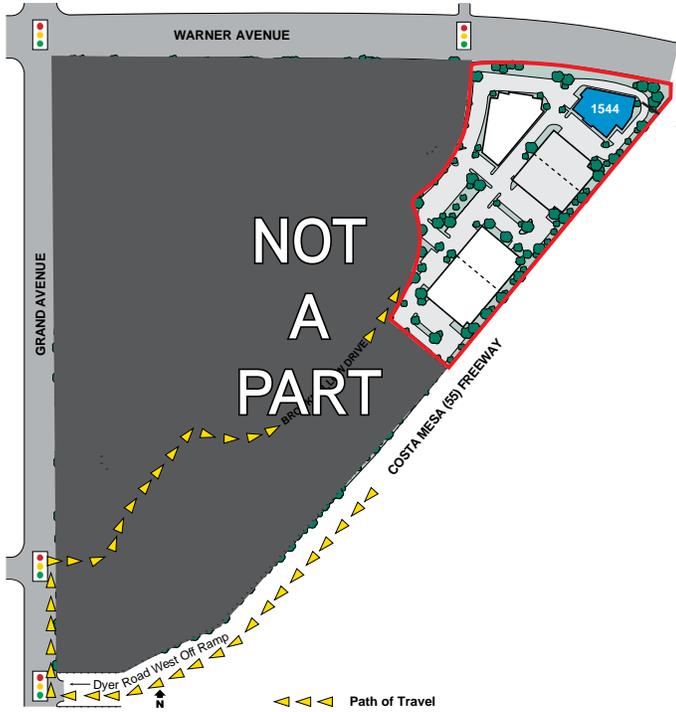
For more information, contact: **CHRIS CONWAY**  
Vice President  
CalDRE: 01896882  
(949) 790-3147  
cconway@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

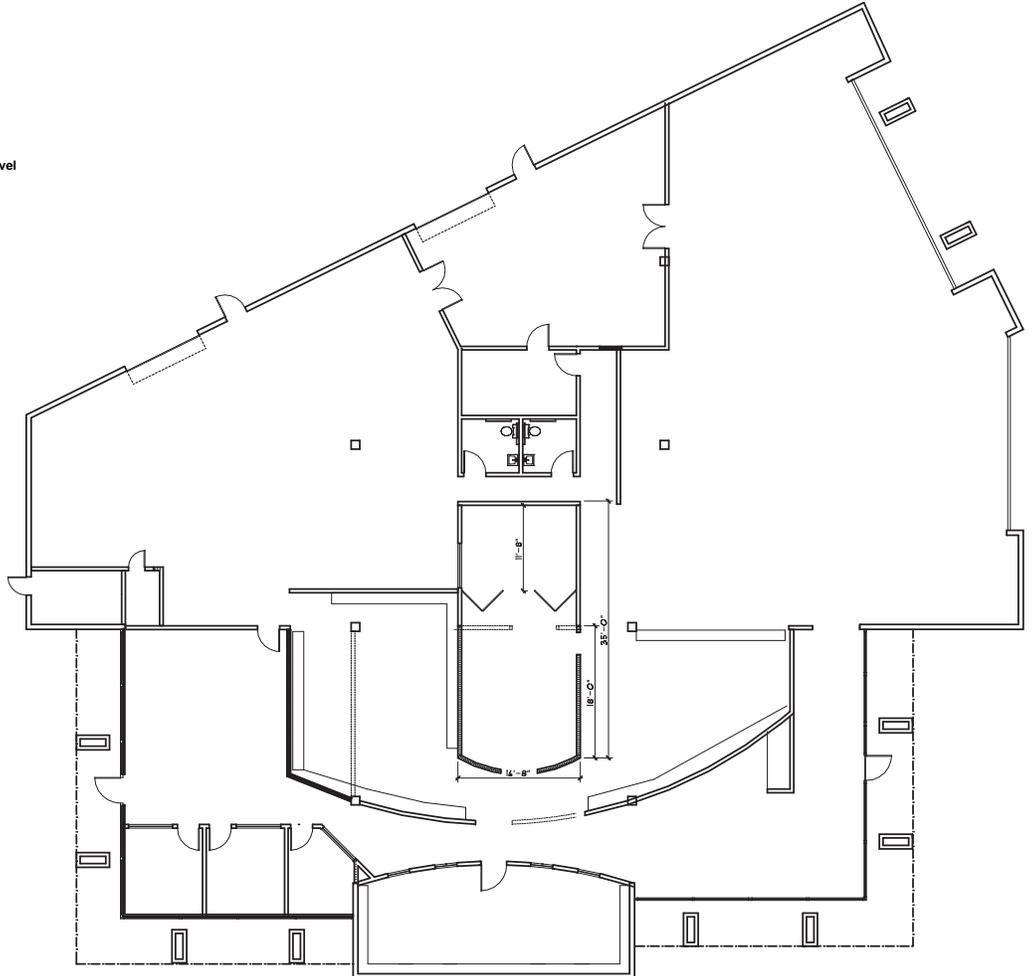
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## CURRENT FLOORPLAN



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