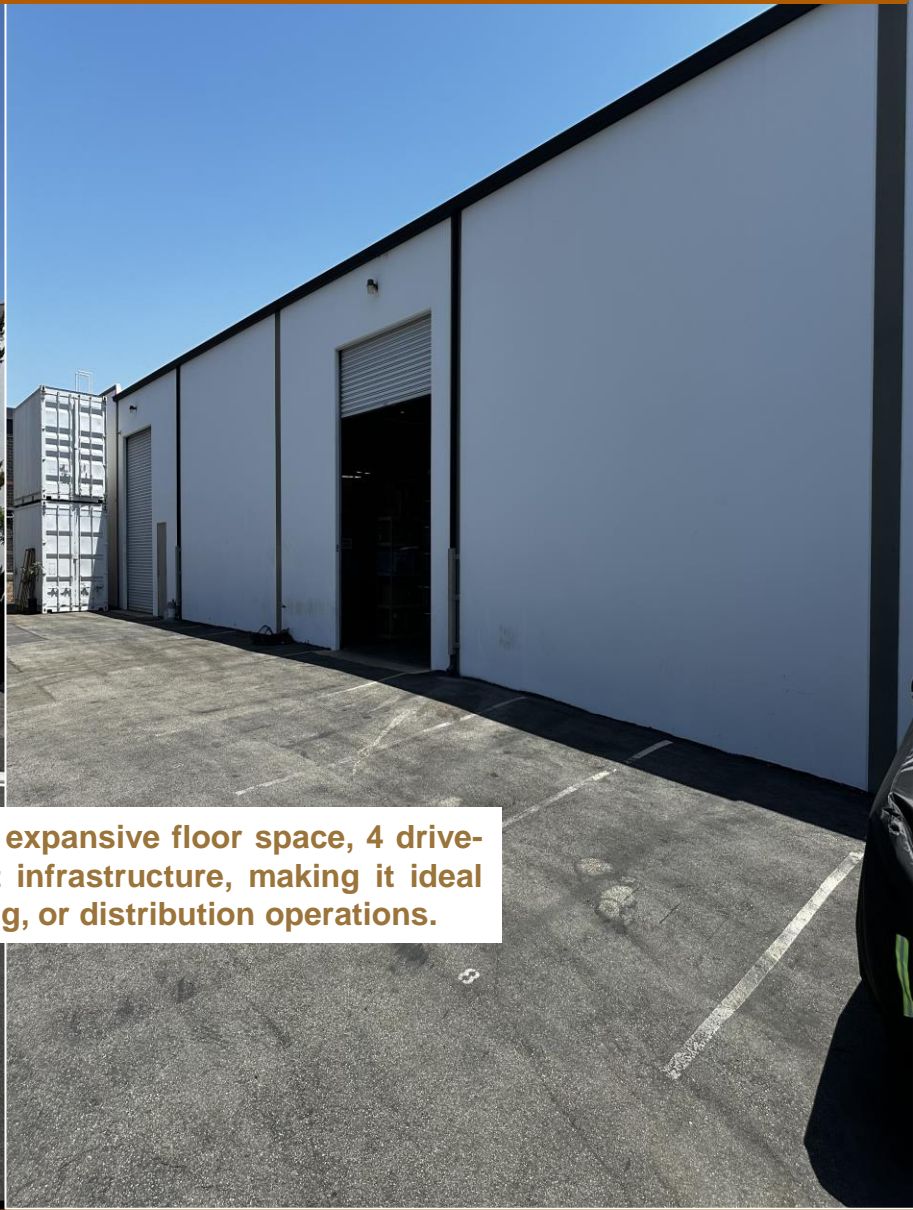


1411 E. Wilshire Ave., Santa Ana, CA 92715

**For Sale**  
**17,550 SF Industrial Building**  
**Asking Price: \$7,283,250.00 (\$415 SF)**



This versatile property boasts expansive floor space, 4 drive-through GL doors and robust infrastructure, making it ideal for manufacturing, warehousing, or distribution operations.



# 1411 E. Wilshire Ave., Santa Ana, CA 92715



## Building Specifications

- 17,550 SF
- .75 Acre Lot – 32,496 SF
- Clear Height: 15'3" to 18'
- 4 Ground Level Doors (8" wide x 14' High), Drive Through
- 600 Amps of Power
- 2 Fenced and Secure Yards, 1 private, 1 shared
- Zoning M-1
- Parcel number 014-451-17
- Sprinklers- Yes
- Office size 2,600 SF
- Built 1970
- High bay LED lighting
- 5 Skylights
- 4 restrooms
- Shower
- Video Room
- 32 + Parking Spaces

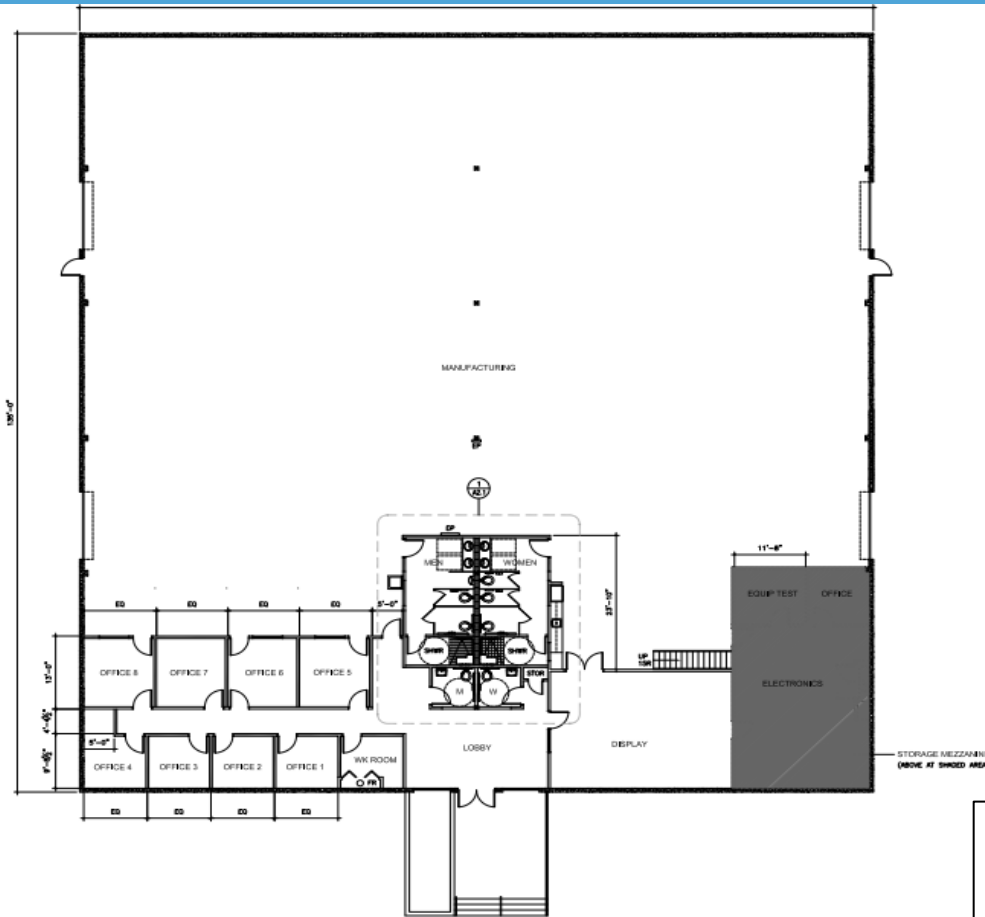
This is a unique opportunity to invest in a facility that not only meets current demands but also offers potential for future growth. Don't miss out on securing a valuable asset in a competitive market!



# FLOOR PLANS

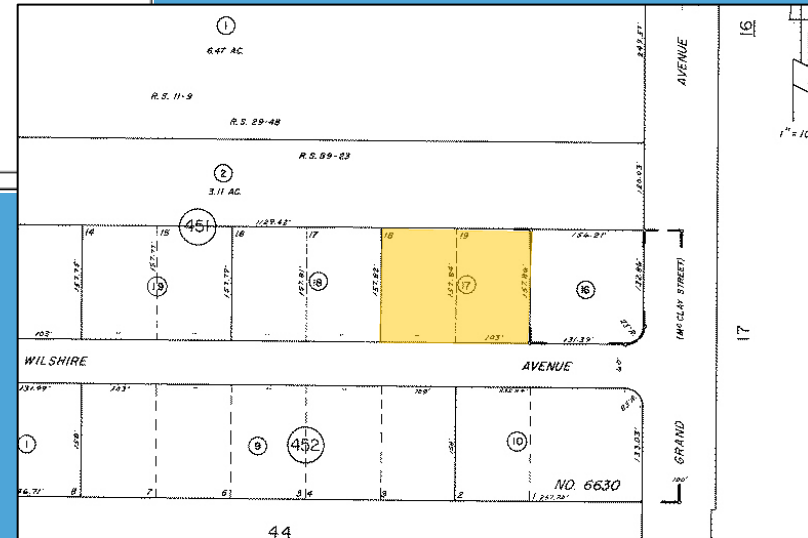
## Featuring:

- 2,600 SF of Office
- 8 Private offices (4 with warehouse access)
- Reception
- Demonstration Room
- Video Room
- 4 Restrooms / Shower
- Security / Door motion Sensors
- 2 Package HVAC Units on the roof

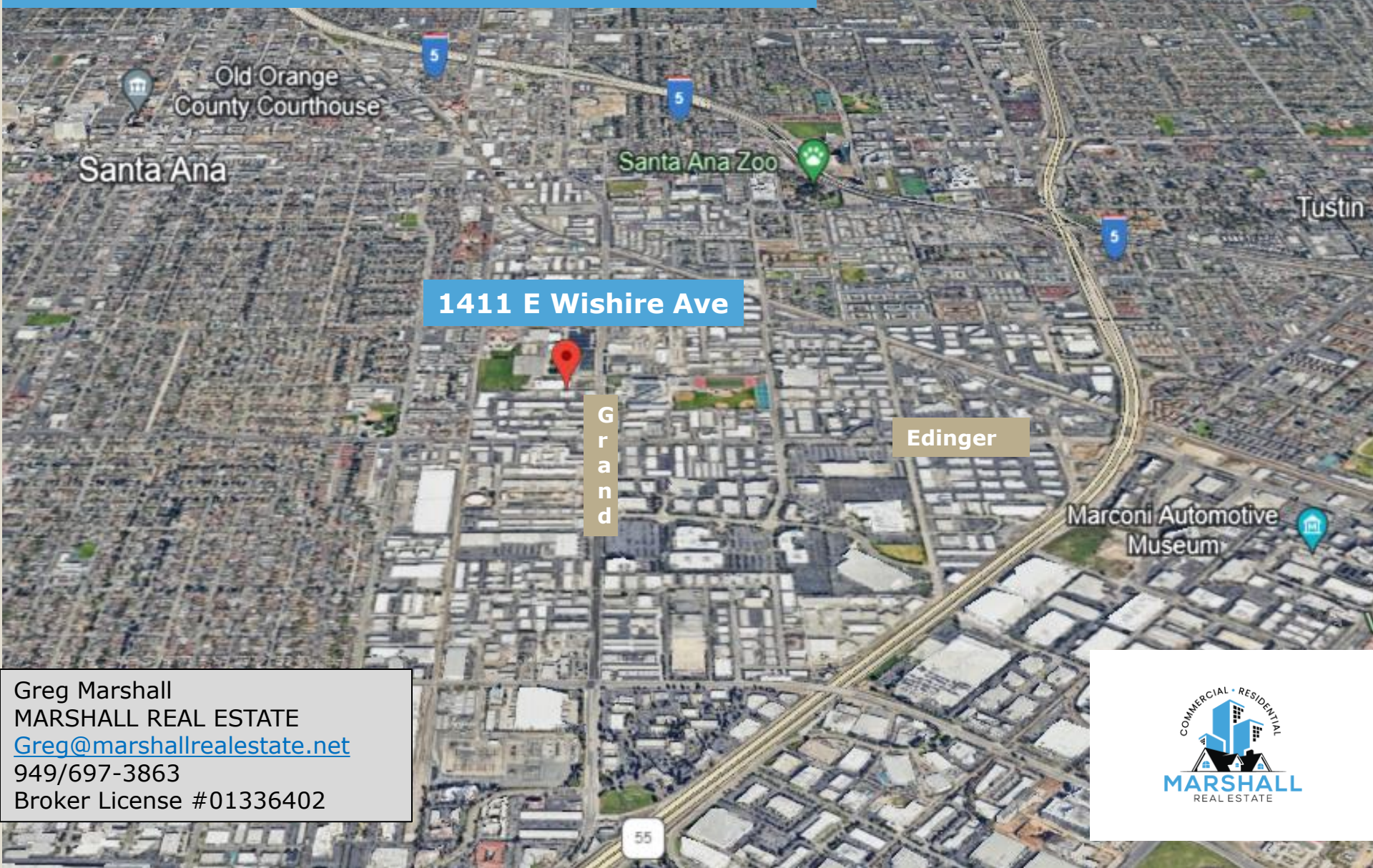


TENANT IMPROVEMENT PLAN

With modern amenities and ample parking, it caters to a wide range of business needs. The surrounding area features a growing workforce and proximity to essential services, enhancing operational efficiency.



Strategically located in a thriving commercial hub, offering unparalleled accessibility to major highways and transportation networks.



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