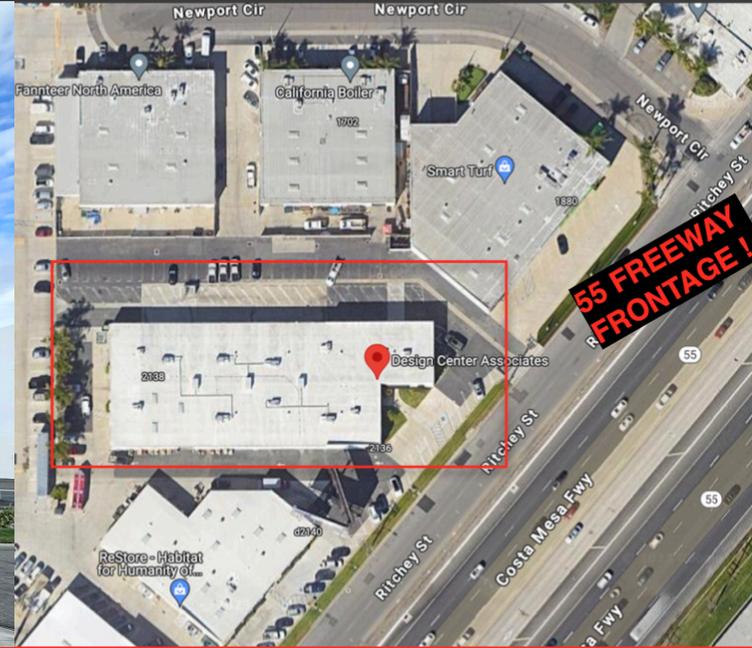


AVAILABLE FOR LEASE
18,020 square feet

CONTACT 714.434.4831

www.SWCRE.com DENNIS OR JORDAN
ddemeis@swcre.com jdemeis@swcre.com



ADVANCED NOTICE !

FREEWAY FRONTAGE !

About...

2130 RITCHEY STREET IS A PREMIER INDUSTRIAL BUILDING WITH A COMMANDING PRESENCE ON THE 55 FREEWAY. FIRST TIME ON THE MARKET IN DECADES! CORPORATE H.Q. BUILDING. SHOWROOM, MANUFACTURING, R&D AND WAREHOUSING CAPABILITIES.

STRATEGICALLY LOCATED IN THE AIRPORT SUBMARKET OF ORANGE COUNTY IN CLOSE PROXIMITY TO FREEWAYS AND RETAIL AMENITIES.

Features:

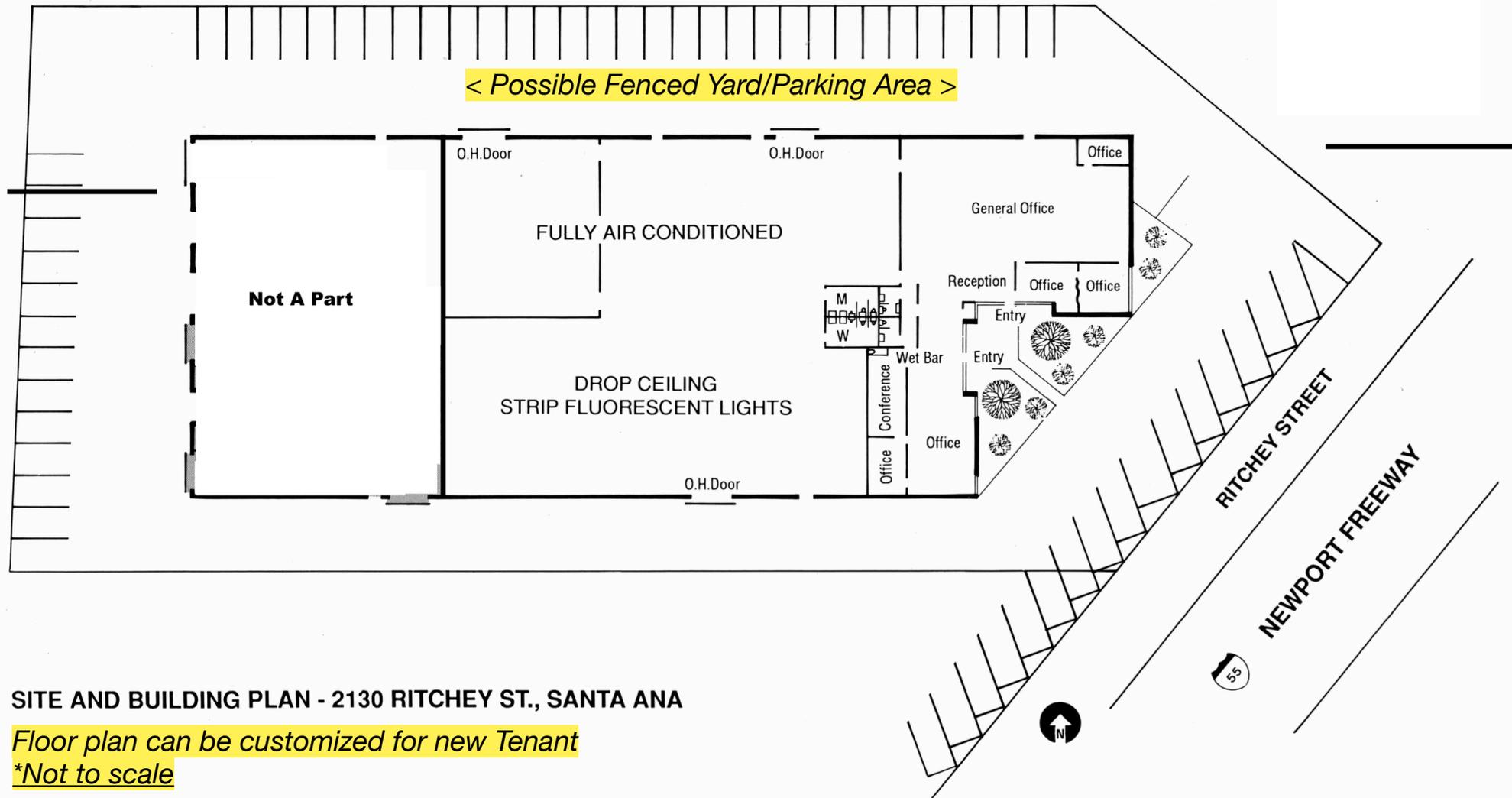
- ^ 18,020 SQ FT STAND ALONE BUILDING
- ^ PART OF A LARGER 25,220 SQ FT BLDG.
- ^ 360 DRIVE AROUND BUILDING
- ^ OFFICE / SHOWROOM CUSTOMIZABLE
- ^ GROUND LEVEL LOADING DOORS (2-3)
- ^ DRIVE THROUGH BUILDING FUNCTIONALITY
- ^ FENCED YARD / PARKING POSSIBLE
- ^ KITCHEN / BREAK ROOM
- ^ 100% HVAC POSSIBLE
- ^ 600 AMPS (VERIFY)
- ^ MAJOR REFURBISHMENTS



SITE & BUILDING PLAN

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SITE AND BUILDING PLAN - 2130 RITCHEY ST., SANTA ANA

Floor plan can be customized for new Tenant

**Not to scale*