

920 E. 1ST STREET, UNIT A SANTA ANA, CA 92701

FREESTANDING INDUSTRIAL BUILDING

±13,000 SF

FOR LEASE



PROPERTY FEATURES

- ▶ ±13,000 SF of industrial space + ±9,000 SF bonus mezzanine area
- ▶ Warm shell condition
- ▶ ±2,000 SF office area
- ▶ 100% climate controlled warehouse
- ▶ One (1) grade level door | One (1) exterior truck well
- ▶ Secured fenced yard
- ▶ 600 amps, 277/480 volt (tenant to verify)
- ▶ Sprinkler system
- ▶ Free and in-common parking
- ▶ Building top signage & monument signage available
- ▶ Immediate access to the 5, 55 & 22 freeways
- ▶ Heavily trafficked street corner with 42,000 cars/day
- ▶ M1 Zoning
- ▶ Ideal showroom setup for retailers & occupiers



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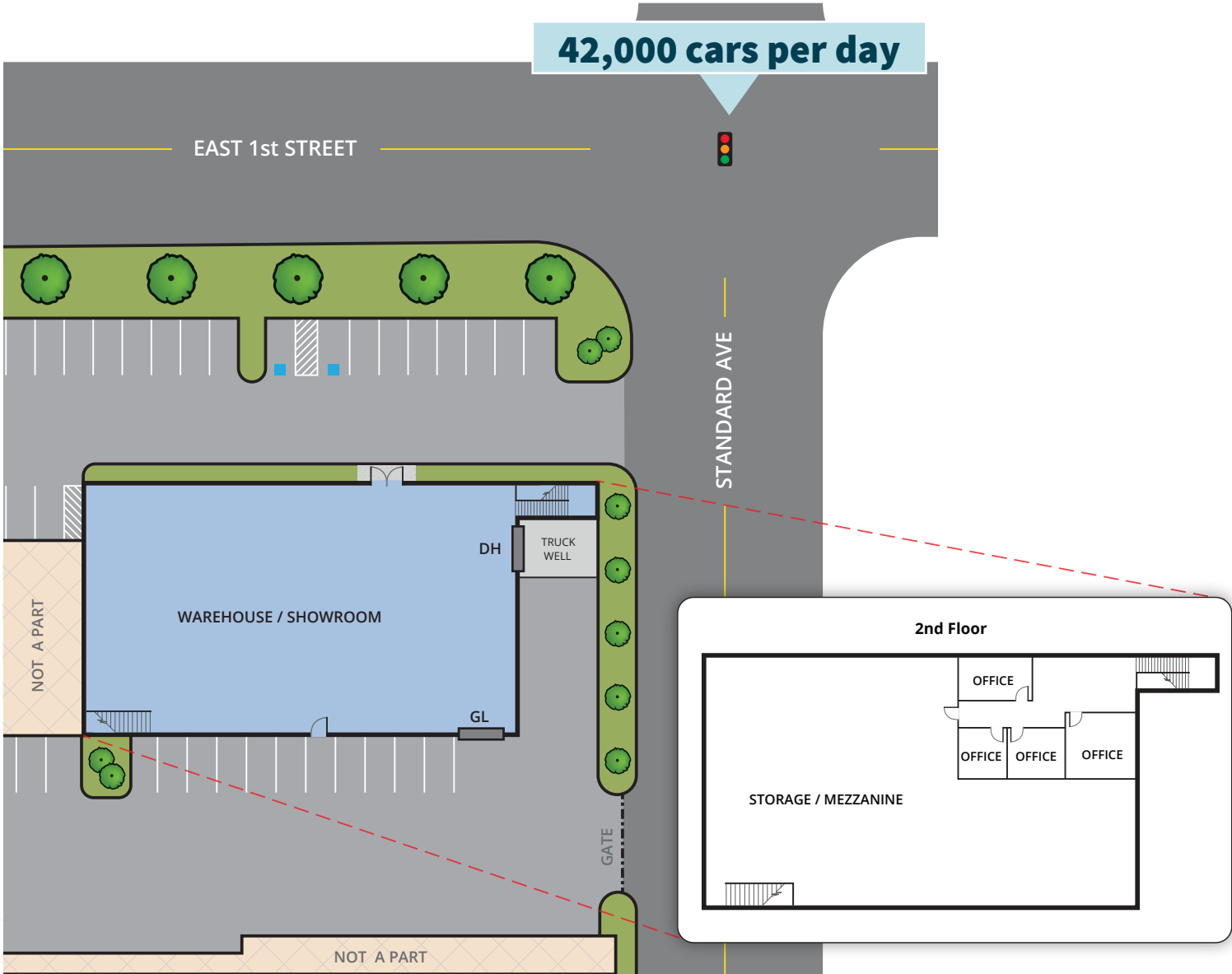
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SITE PLAN



* All building areas, site areas and parking spaces are approximate and to be verified.

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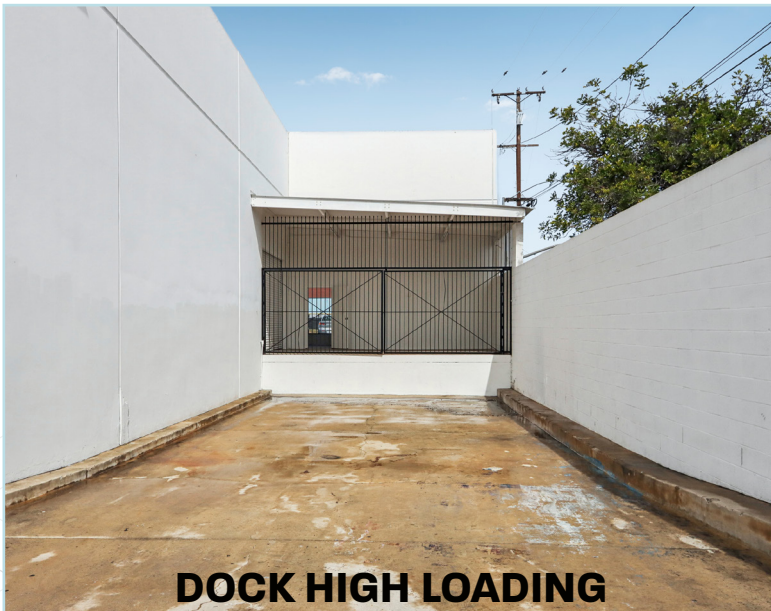
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PHOTOS



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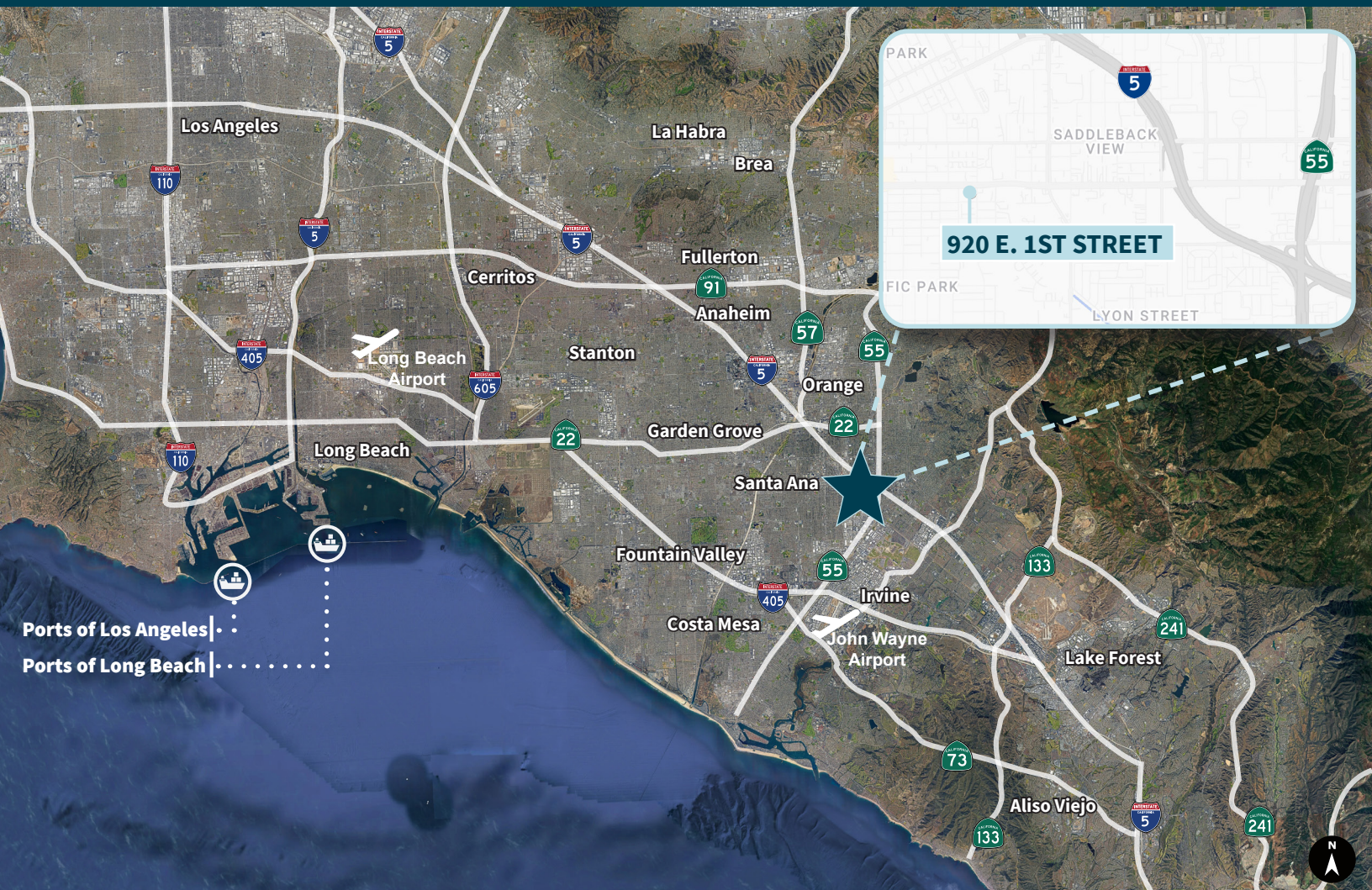
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LOCATION HIGHLIGHTS

0.75 miles	▶ 5 Freeway	17.5 miles	▶ Long Beach Airport
1.3 miles	▶ 10 Freeway	34.2 miles	▶ LAX
2.1 miles	▶ 22 Highway	19.8 miles	▶ Port of Long Beach
4.5 miles	▶ John Wayne Airport	22.5 miles	▶ Port of Los Angeles



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