

# For Lease

2311 Pullman St. Santa Ana, CA 92705

**LARGE - SECURED YARD 32% COVERAGE !!**

**OWNER IS OFFERING A 4% FEE FOR THE RIGHT DEAL  
WILL CONSIDER A SHORT - TERM LEASE**

**REDUCED RATE! \$1.55 NNN PSF | \$0.50 NNN PLSF**



**±47,461 SF Of Buildings On ±146,327 SF Of Land**

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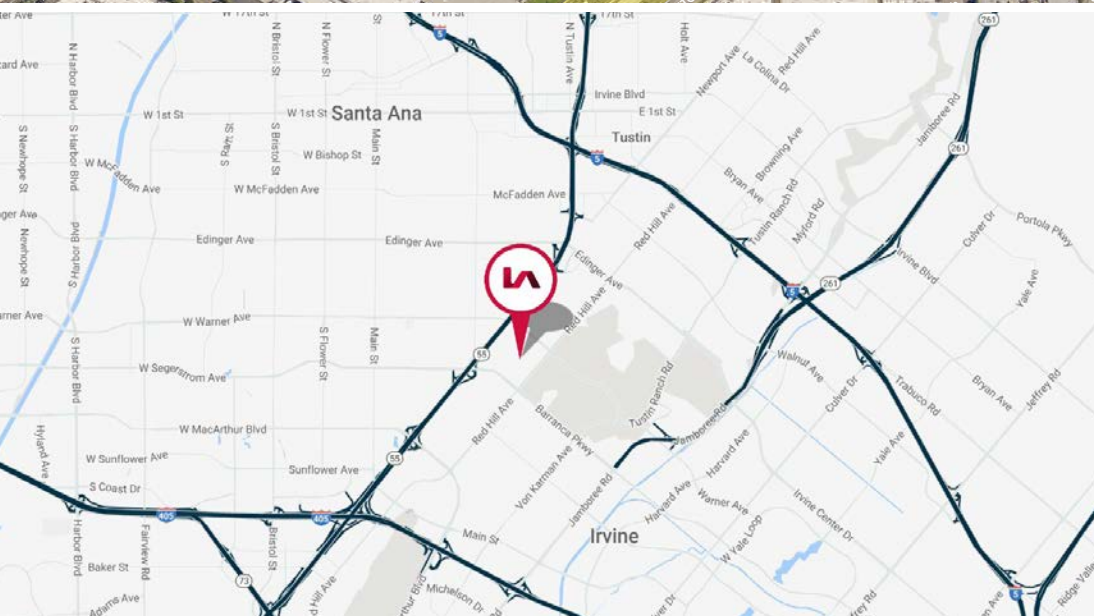
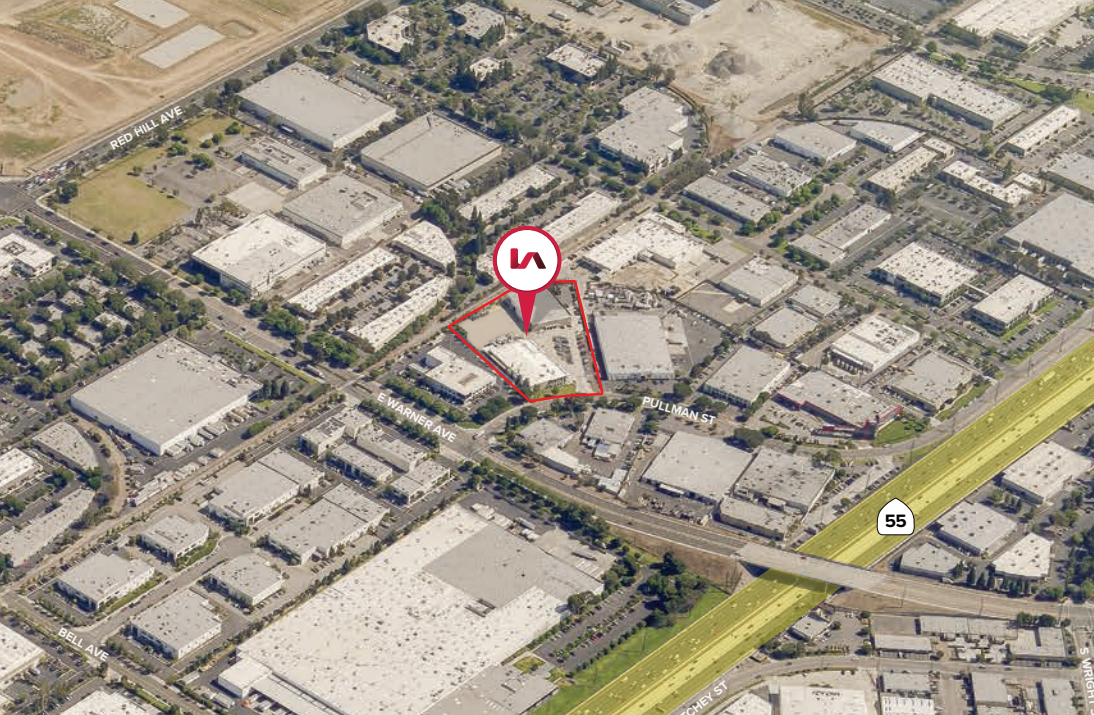
±47,461 SF Building For Lease  
2311 Pullman St. Santa Ana, CA

## Property Highlights

2 Buildings Totalling	±47,461 SF
Office Size	±11,670 SF
Land Size	±146,327 SF
Coverage	32%
Power	3,700 Amps 277/480 V (Tenant to Verify)
Freeway Access	Immediate 55 Fwy Access
Parking	175 Stalls
Yard	Large Fenced Yard

## Additional Highlights

- **Building A** ±26,994 SF / 18' Clear
- **Building B** ±20,467 SF / 22' Clear
- **Zoning** M1
- **Loading** 3 Ground-Level Doors



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## Site Plan



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## Building A Warehouse



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## Building B Warehouse



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