



633 E. Young Street Santa Ana, CA 92705

FOR SUBLEASE 15,700 SF Industrial Building

Sublease available through
January 31, 2029

SITE HIGHLIGHTS:

- Great Access to SR-55, I-405, & I-5 Freeways
- Short 10 Minute Drive to John Wayne Airport & The District Tustin Legacy
- Zoning: M1 Light Industrial

BUILDING FEATURES:

Office:

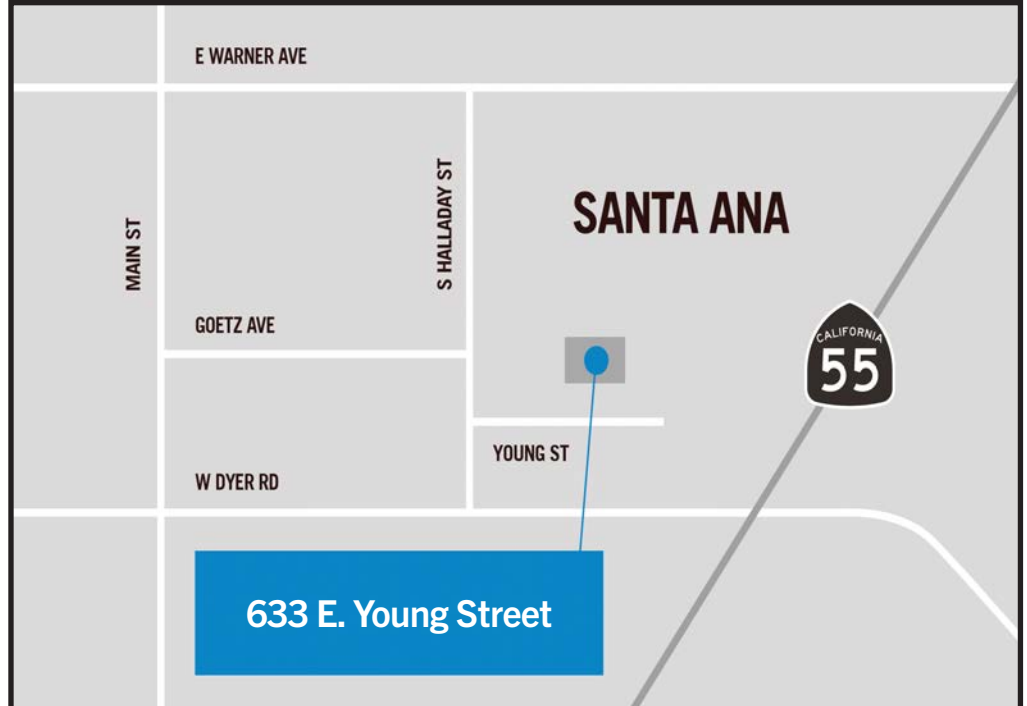
- ±3,700 SF
- Reception
- Five Private Offices
- Two Large Open Offices
- Central HVAC System
- Two Restrooms
- Breakroom w/ Built-In Coffee Bar

Warehouse:

- ±12,000 SF
- Heavy Power: 1,200 AMPs, 277/408 Volt, 3 Phase Power
- Two 10' x 12' Ground Level Door
- Two Restrooms
- 13' Clearance
- Upgraded Lighting

Fenced Yard:

- ±23,000 Square Feet



FOR FURTHER DETAILS:

DAVID KLING

david@tricoREALTY.com
License #01965659

PARKER ROBERTS

parker@tricoREALTY.com
License #01994597

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Trico Realty, Inc.
License #00342120

3100-A Pullman Street
Costa Mesa, CA 92626

714-751-4420
TricoRealty.com



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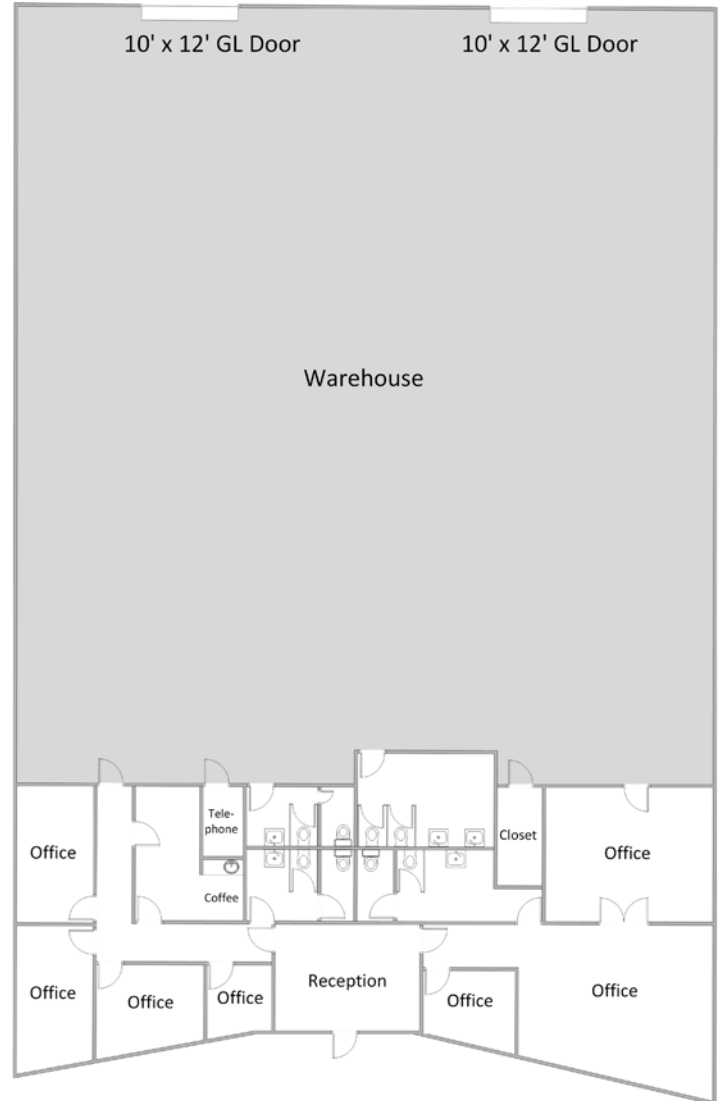
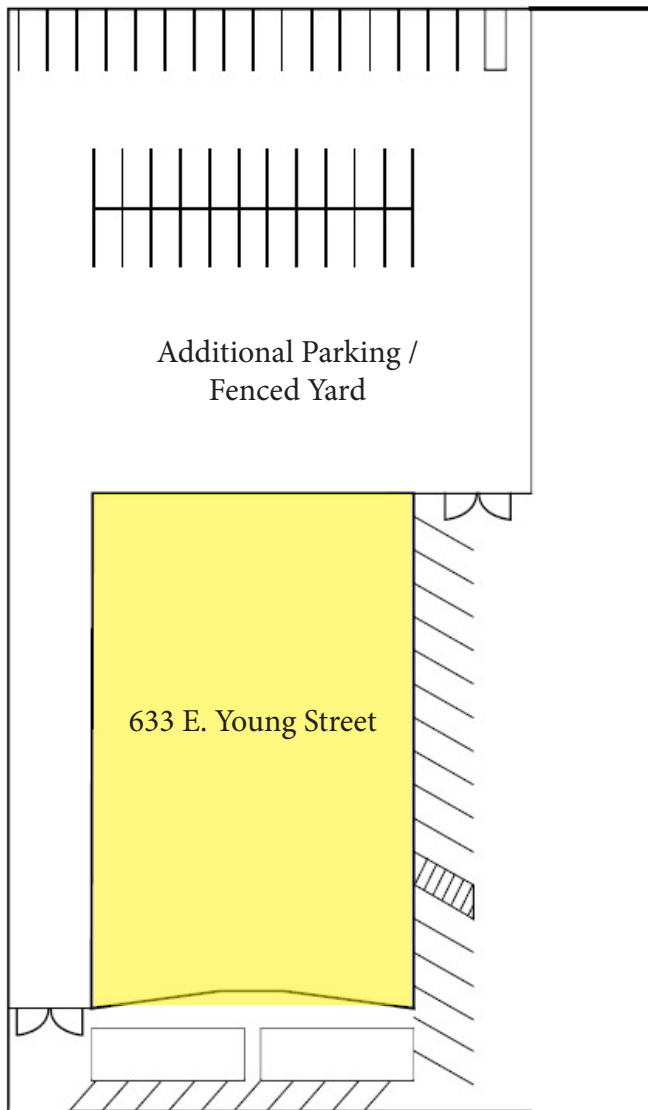
15,700 SF Industrial Building

Unit Features

Power: 1200A | 277/480

Clearance Height: 13'

Ground Level Doors: One 10'x12'



*Floorplans Not to Scale

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