

WARNER FAIRVIEW BUSINESS PARK

2300-2320 S. FAIRVIEW

2204-2230 S. FAIRVIEW

2901-2921 W. WARNER

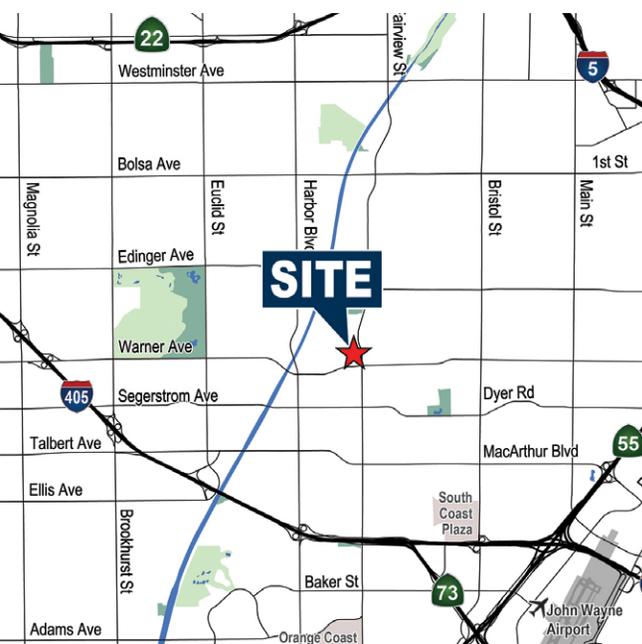
2201-2239 S. HURON

2901-2923 W. PENDLETON

2900-2922 W. PENDLETON

SANTA ANA, CA 92704

PROFESSIONALLY MANAGED BY:



INDUSTRIAL & OFFICE UNITS FOR LEASE

FOR ADDITIONAL
INFORMATION:

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TOM TERRY
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AVAILABLE UNITS

WAREHOUSE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2239 S. Huron Drive Santa Ana	1,237 SF	129 SF	\$1.39 PSF	\$1,719.00 Plus CAM*	Private office/reception area, restroom, and warehouse with ground level loading door.
2220 S. Fairview Street Santa Ana	1,540 SF	269 SF	\$1.34 PSF	\$2,064.00 Plus CAM*	Private office/reception area, restroom, and warehouse with ground level loading door. Can be combined with 2218 Fairview.
2218 S. Fairview Street Santa Ana	1,540 SF	273 SF	\$1.34 PSF	\$2,064.00 Plus CAM*	Private office/reception area, restroom, and warehouse with ground level loading door. Can be combined with 2220 Fairview.
2917 W. Pendleton Avenue Santa Ana	2,046 SF	310 SF	\$1.34 PSF	\$2,742.00 Plus CAM*	Private office/reception area, restroom, and warehouse with ground level loading door.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.15 PSF, subject to change.

OFFICE UNITS

ADDRESS	TOTAL SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
No Availability				

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.15 PSF, subject to change.



Available

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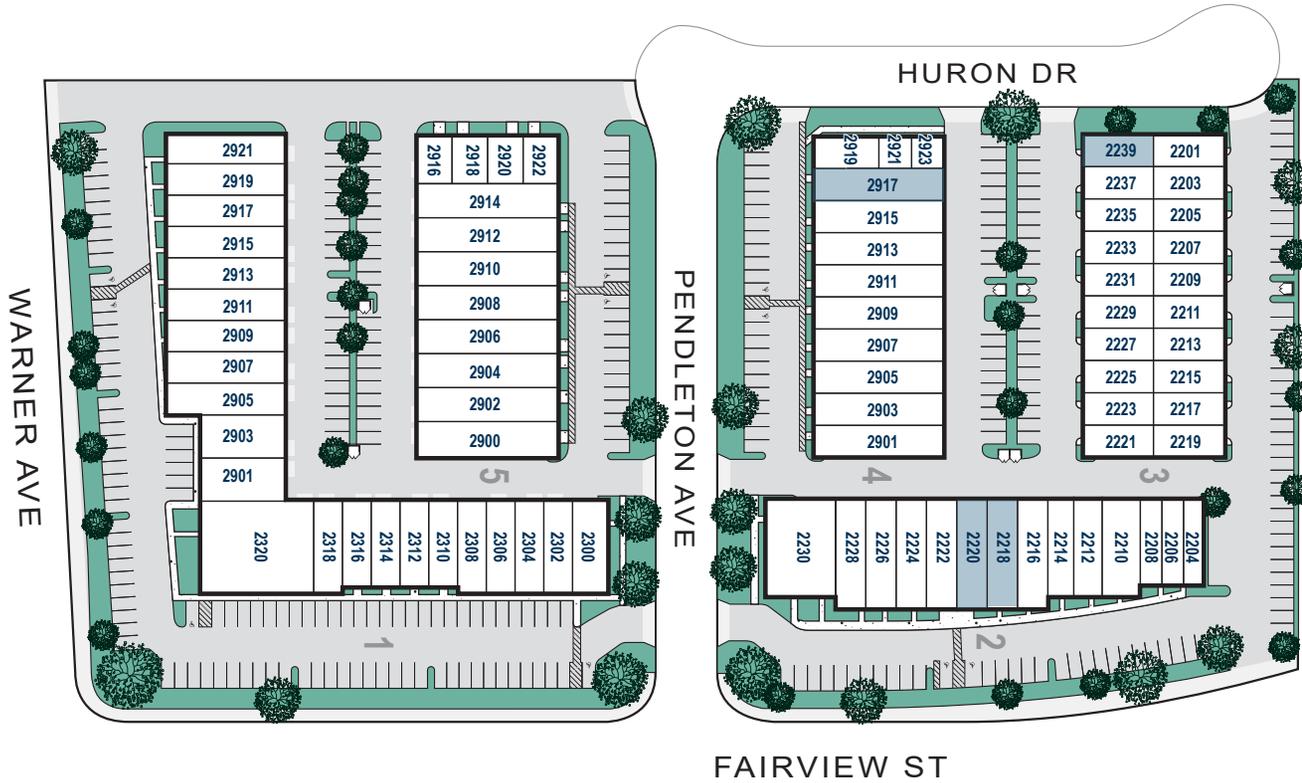


2400 E. Katella Avenue, Suite 750
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SITE PLAN



■ Available

* Site plan may not be to scale.



Pride of Ownership Asset
Professionally Managed
Business Park (on site)



±126,715 SF Office and
Industrial Units
(Units can be combined to
accommodate a variety of sizes.)



Major Street
Frontage and
Identity



405
55
73
Excellent
Access
to Freeways



2.4 / 1,000
Parking Ratio



14' min.



Functional Site Loading
and Circulation



60-200 AMPS, Distributed
110/208 Volt 3 Phase Power
(verify)



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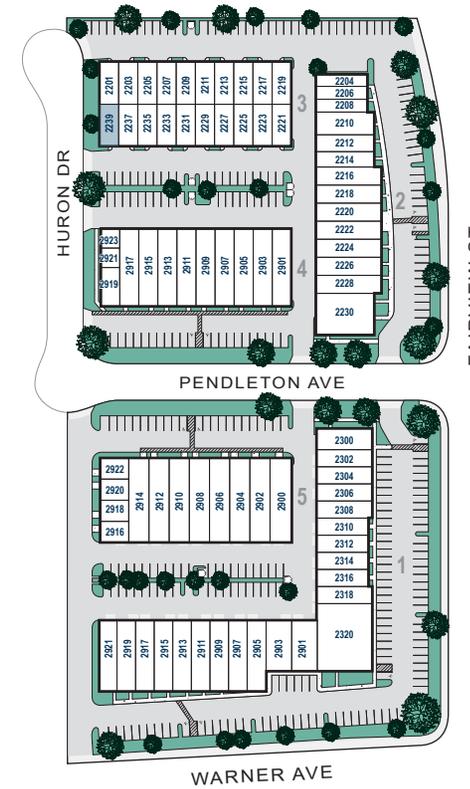
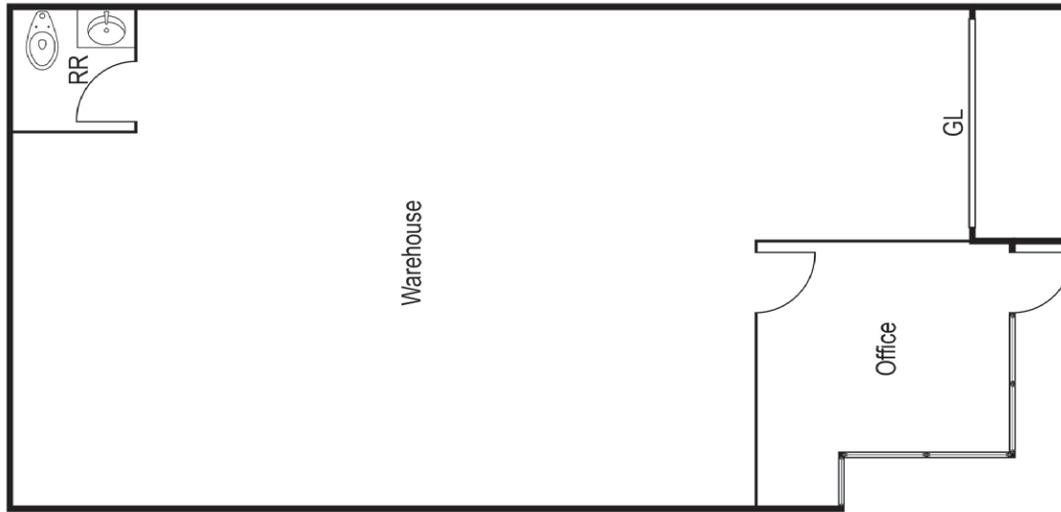
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2239 S. HURON DRIVE



±1,237 SF

±129 SF

14' MIN.



100 AMPS (VERIFY)



1 GL

* Floor plan and site plan may not be to scale.

UNIT FEATURES:



- » ±1,237 SF Industrial Unit
- » ± 129 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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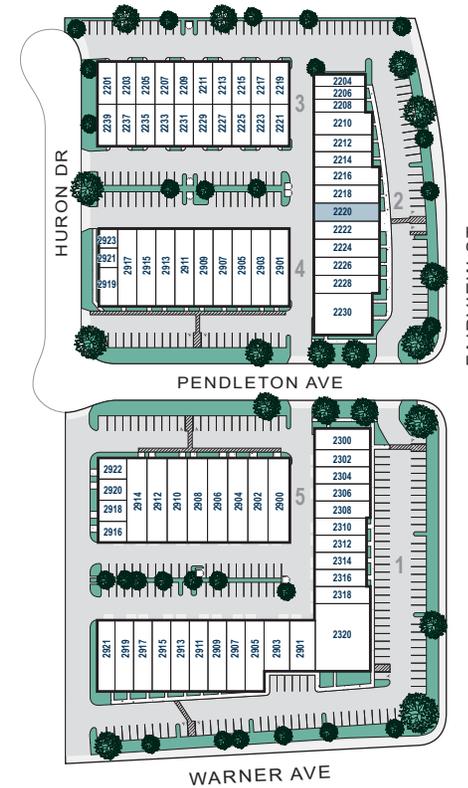
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2220 S. FAIRVIEW STREET



±1,540 SF

±269 SF

14' MIN.



100 AMPS (VERIFY)



1 GL

UNIT FEATURES:



- » ±1,540 SF Industrial Unit
- » ± 269 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

* Floor plan and site plan may not be to scale.

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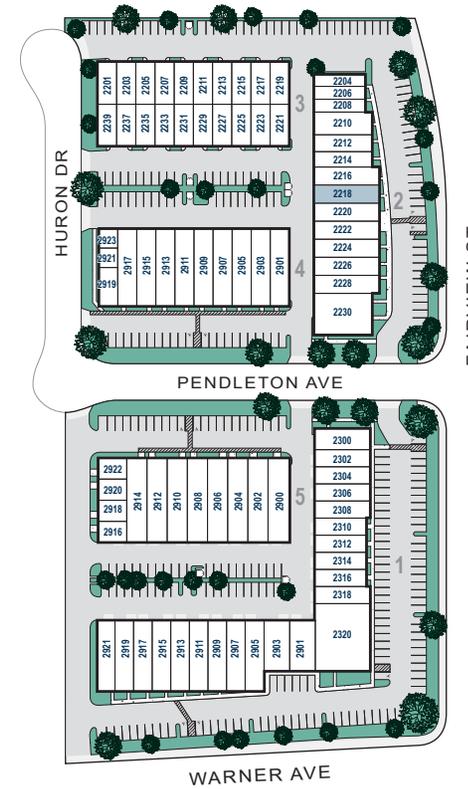
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2218 S. FAIRVIEW STREET



±1,540 SF

±273 SF

14' MIN.



100 AMPS (VERIFY)



1 GL

UNIT FEATURES:



- » ±1,540 SF Industrial Unit
- » ± 273 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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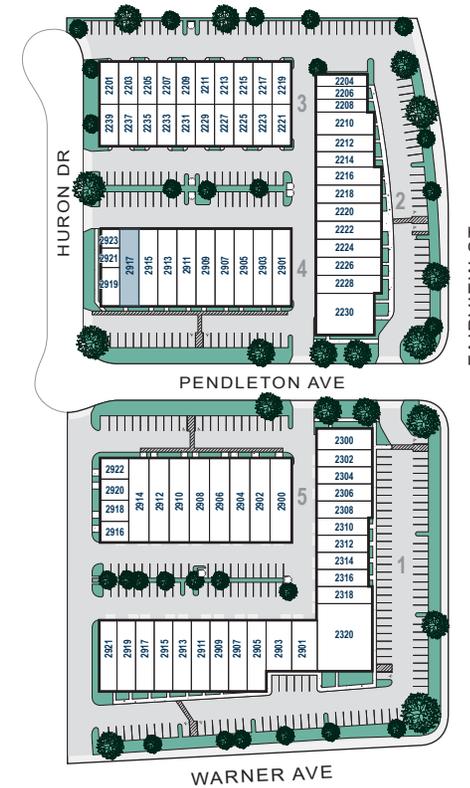
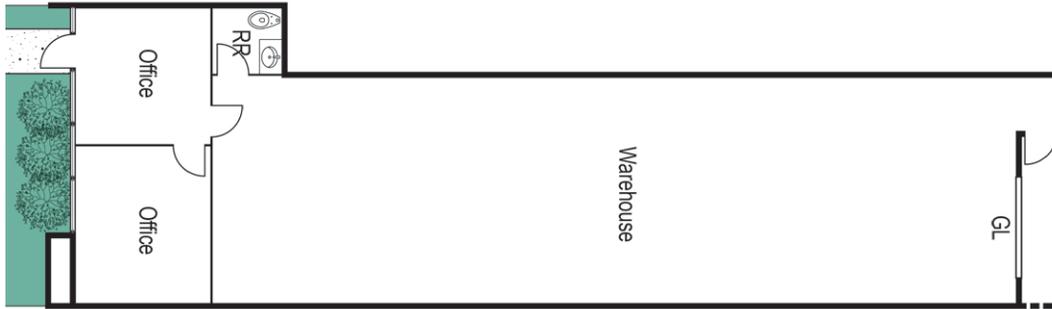
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2917 W. PENDLETON AVENUE



±2,046 SF

±310 SF

14' MIN.

100 AMPS (VERIFY)

1 GL

UNIT FEATURES:



- » ±2,046 SF Industrial Unit
- » ± 310 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 110/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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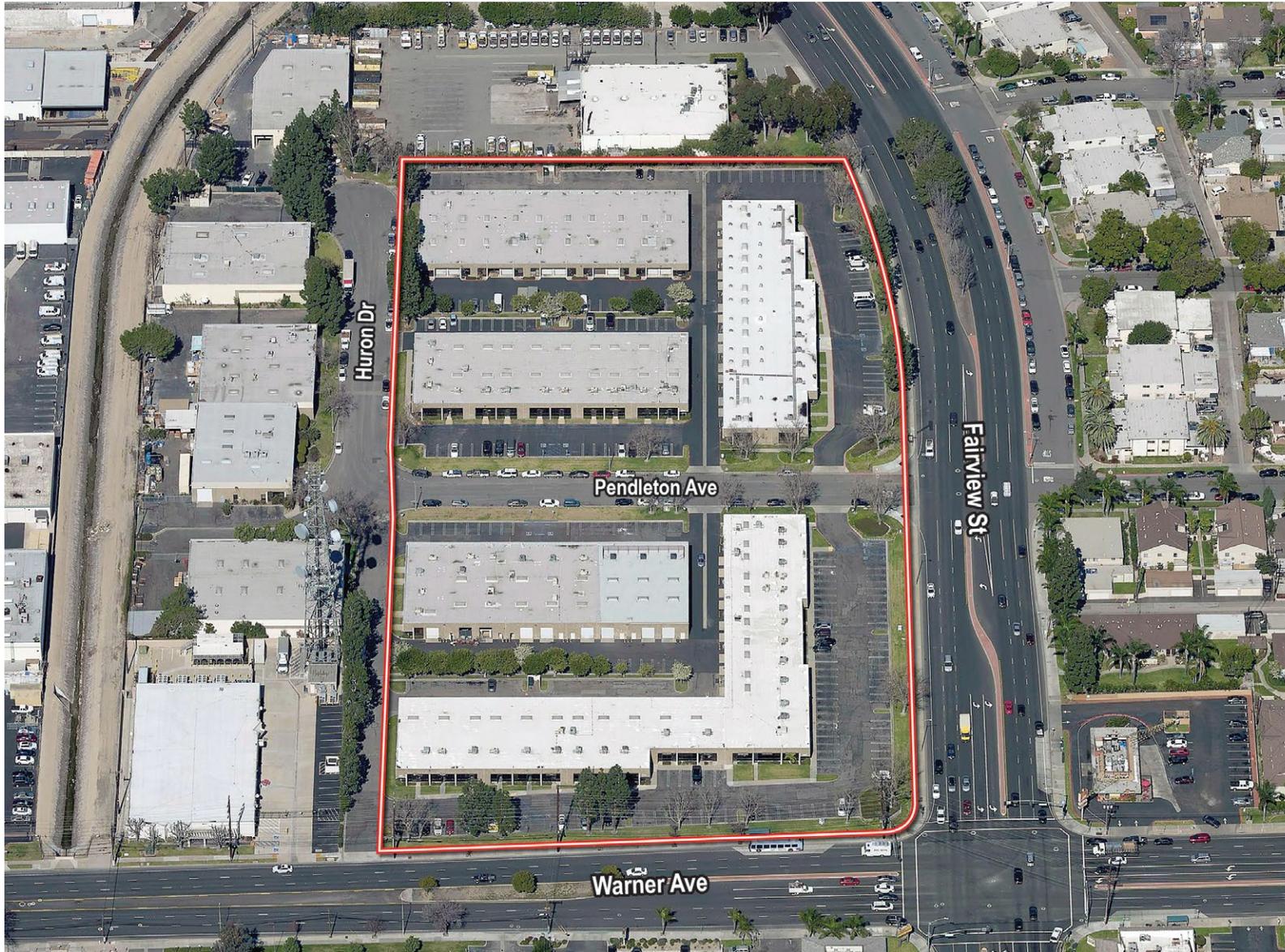
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AERIAL



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