

Available Acres 3.36

Land For Lease

Available SF 146,327


**Address:** 2311 Pullman St, Santa Ana, CA 92705

**Cross Streets:** Pullman St/Warner Ave

Irvine Business Complex  
3.36 Acres / Fenced Yard / Completely Paved  
Heavy Power  
Light - Industrial Zoning  
Great Freeway 55 Access

<b>Lease Rate/Mo:</b>	Negotiable	<b>Available Acres:</b>	3.36 Ac	<b>Gas:</b>	Yes	<b>Specific Use:</b>	Industrial
<b>Lease Rate/SF:</b>	TBD	<b>Available SF:</b>	146,327 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	M1
<b>Lease Type:</b>	NNN	<b>Divisible SF:</b>	No	<b>Sewer:</b>	Yes	<b>Rail Service:</b>	No
<b>Lease Terms:</b>	Acceptable to Owner	<b>Building SF:</b>	45,780 SF	<b>Electric:</b>	Yes	<b>Market Area:</b>	OC Airport Area
<b>Sale Price/SF:</b>	NFS	<b>Yard:</b>	Fenced/Paved	<b>Fiber:</b>		<b>APN:</b>	430-021-04
<b>Sale Price:</b>	NFS						

**Listing Company:** Lee & Associates

**Agents:** [Jake Arellano 562-568-2088](mailto:jarellano@lee-associates.com), [Tim Cronin 323-767-2088](tel:323-767-2088), [Brad Schneider 949-724-4708](tel:949-724-4708)
**Listing #:** 41584266

**Listing Date:** 12/10/2024

**FTCF:** CB000N000S000

**Notes:** Call brokers for commission information. Lessee to confirm all details stated above.