

FOR SALE OR LEASE - ±29,674 SF ON 2.53 ACRES

CBRE

620

**East Dyer Road**

SANTA ANA | CALIFORNIA



# PROPERTY OVERVIEW

## Features

±29,764 SF

**FREESTANDING INDUSTRIAL BLDG**

±1,871 SF

**OFFICE (EXPANDABLE)**

2.53 ACRES

**LAND AREA**

100%

**FULLY SECURED, CONCRETE YARD**

M2

**ZONING**

THREE (3)

**GROUND LEVEL DOORS**

17'

**MINIMUM WAREHOUSE CLEAR HEIGHT**

4,000A 277/480V

**HEAVY POWER**

YES

**FULLY FIRE SPRINKLERED**

4.8:1

**CAR PARKING**

36 / 74

**TRAILER / SHUTTLE VAN  
PARKING STALLS**

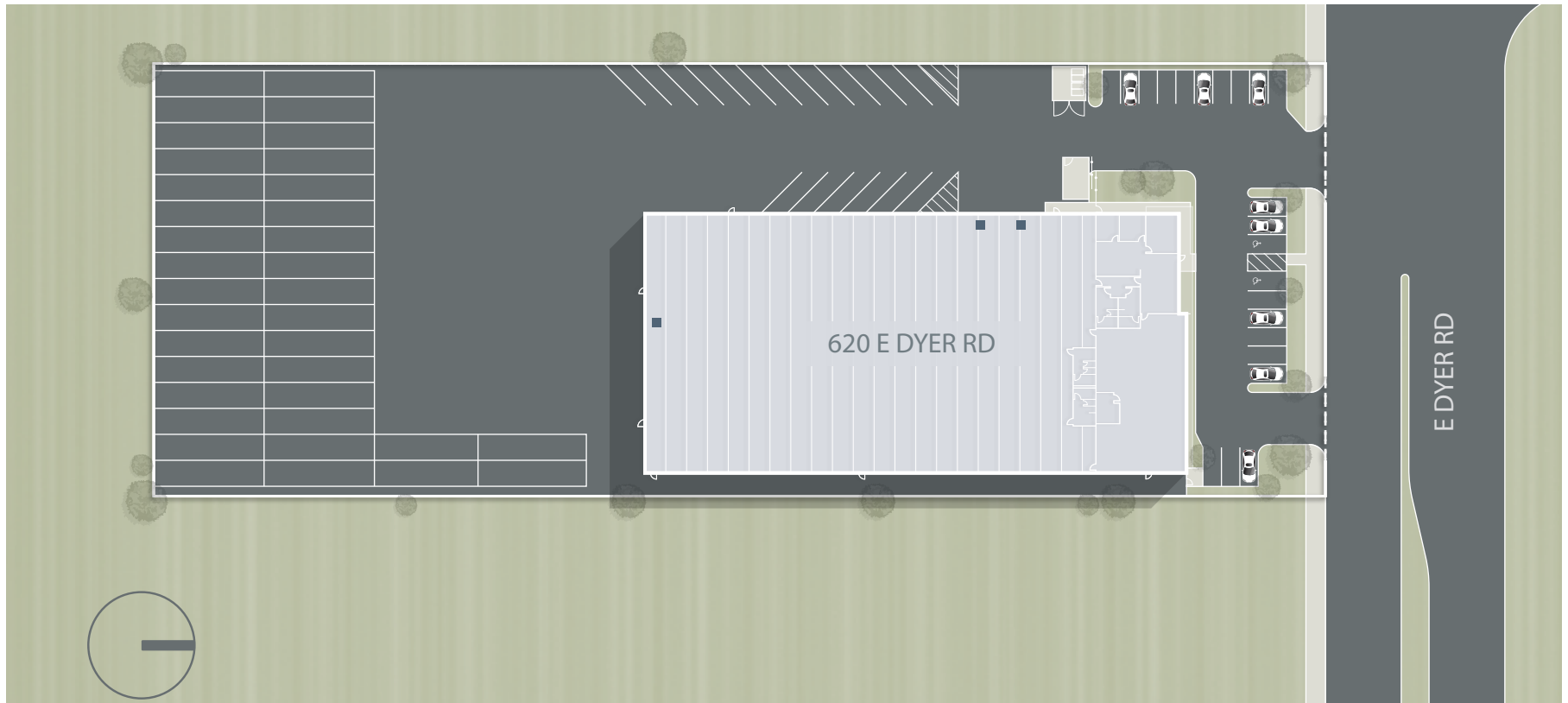
1 BLOCK

**TO 55 SOUTH FREEWAY  
ON-RAMP**

FULLY REFURBISHED INDUSTRIAL BUILDING W/ LARGE FENCED YARD

# SITE PLAN

Actual

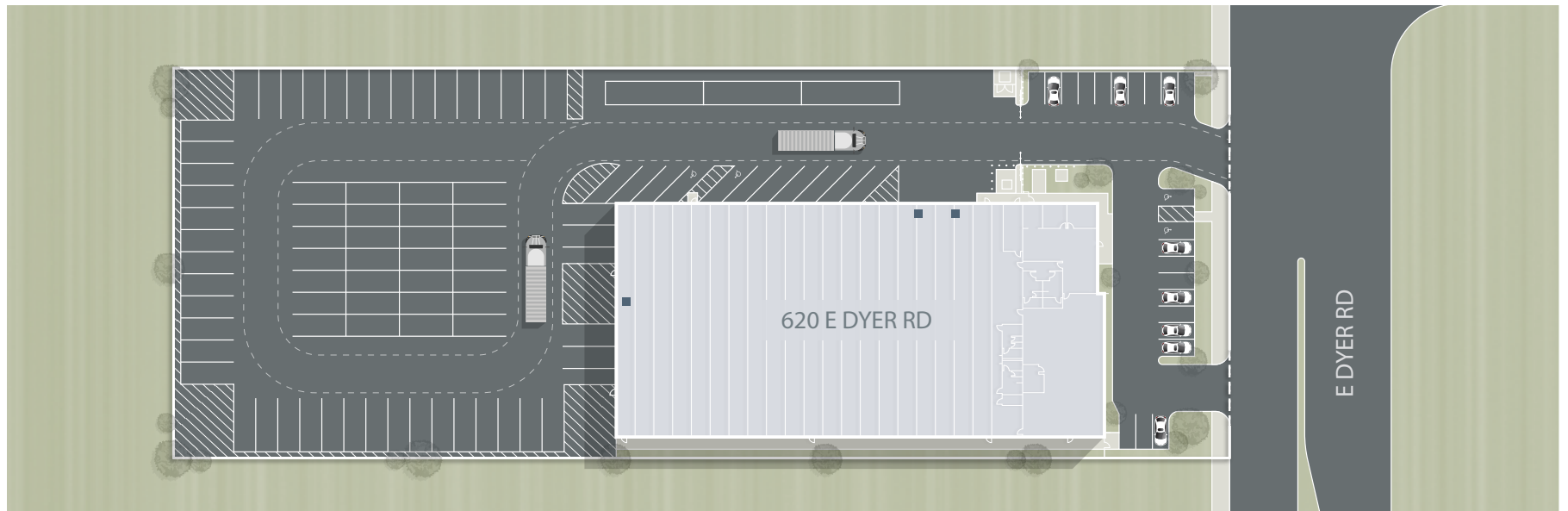
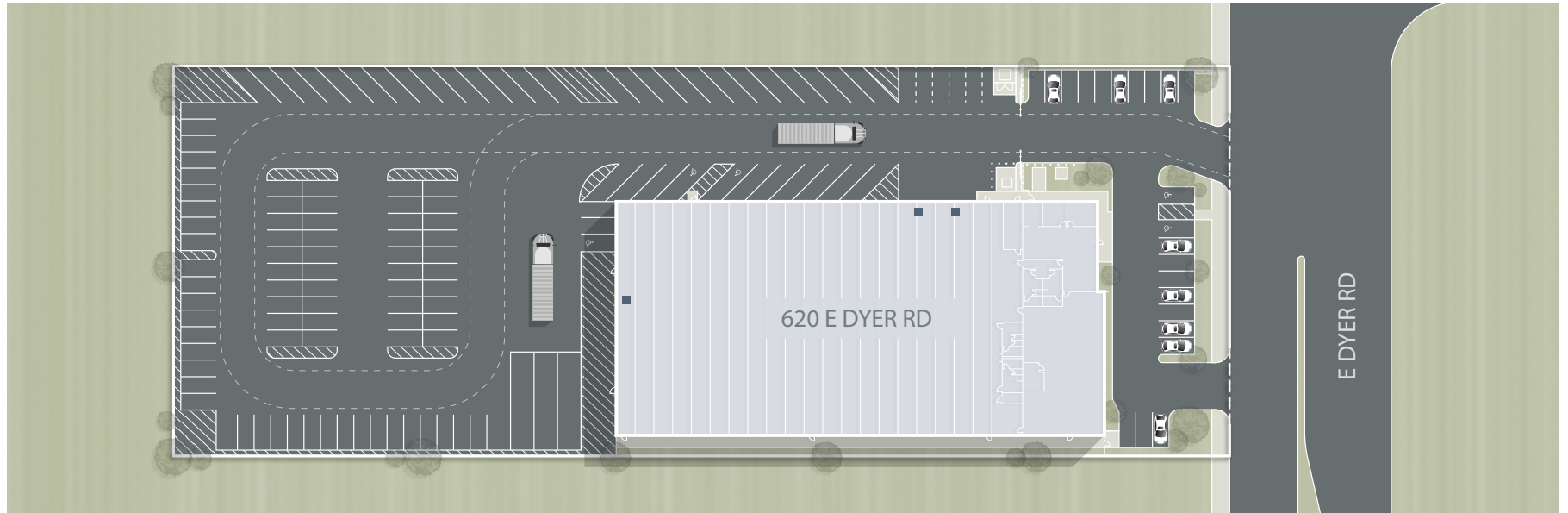


4.8:1 PARKING

36 TRAILER / 74 SHUTTLE VAN PARKING STALLS

# SITE PLAN

## Parking Options





# AREA MAP

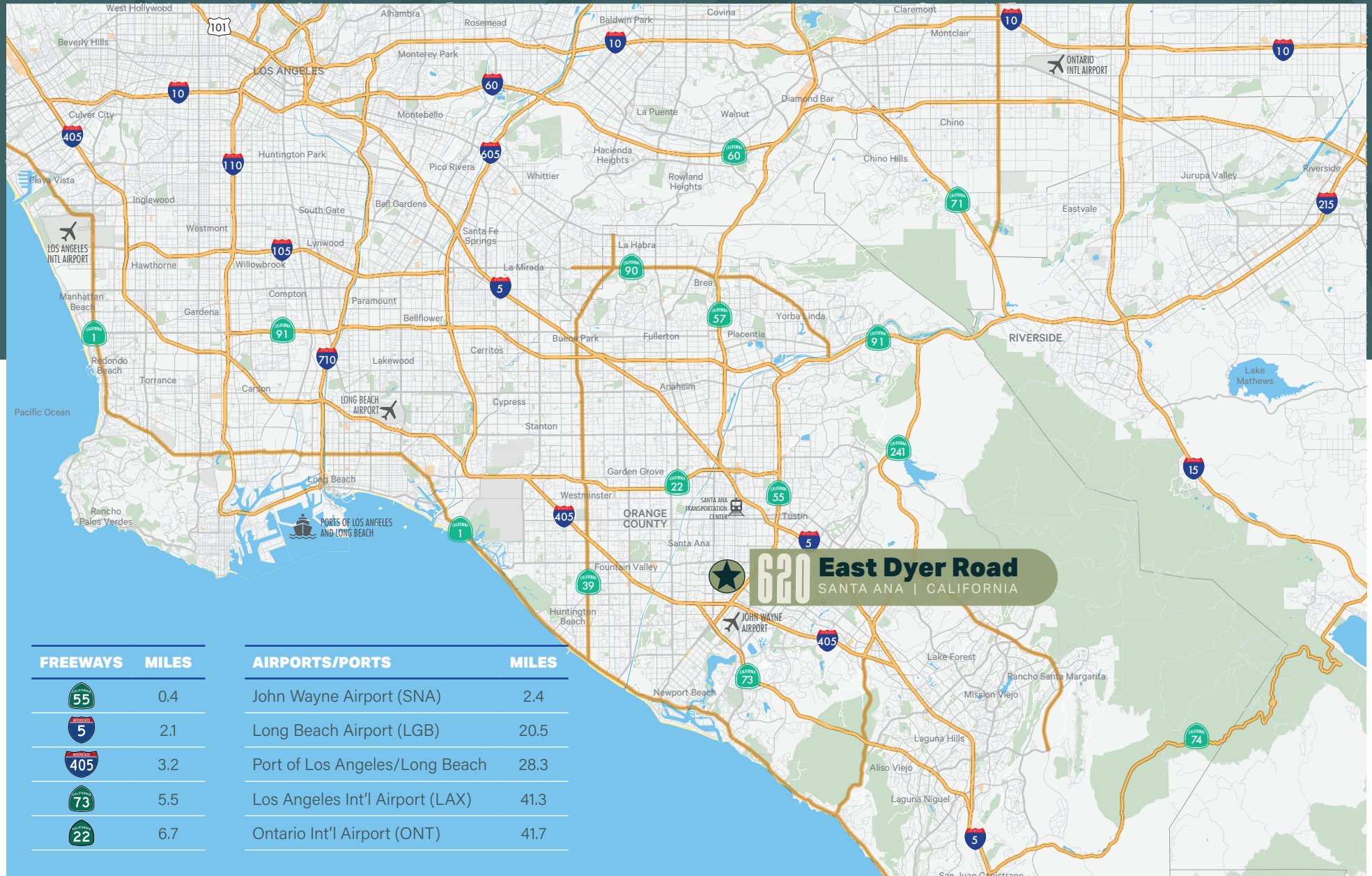
## Corporate Neighbors & Amenities



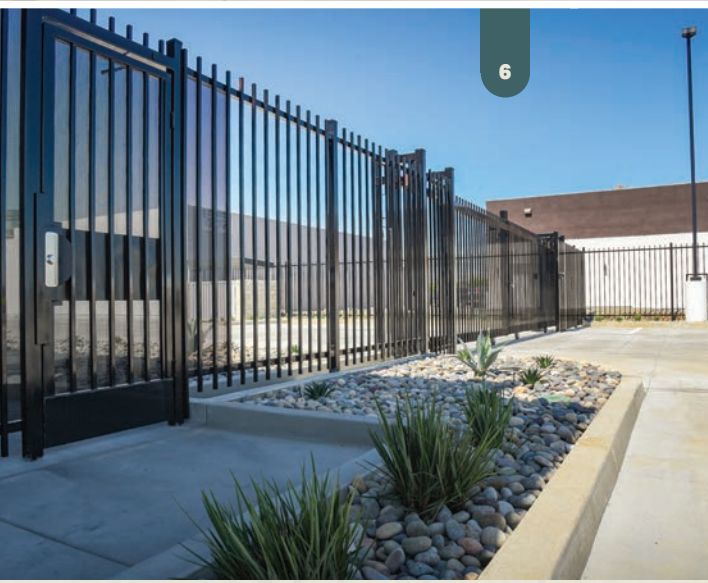


# LOCATION MAP

## Proximity to Freeways & Airports







- [1] Front Entrance
- [2] Conference, Office, Kitchen
- [3] Potential Showroom
- [4] Warehouse
- [5] 100% Concrete Yard
- [6] Electric Gate
- [7] Side View



**±29,764 SF ON 2.53 ACRES  
FOR SALE OR LEASE**

**620**

**East Dyer  
Road**

SANTA ANA | CALIFORNIA



**ROSS FIPPINGER**

Senior Vice President

+1 949 725 8481

[ross.fippinger@cbre.com](mailto:ross.fippinger@cbre.com)

Lic. 01450571

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**