

# FOR SALE ±3,696 SF

## RARE SMALL DIVIDED INDUSTRIAL/OFFICE UNIT

1920 E WARNER AVENUE, SUITES 3-G/H • SANTA ANA, CA



### BUILDING FEATURES

- » Prime Irvine Busines Complex Location
- » Immediate 55, 5 and 405 Freeway Access
- » Minutes to Orange County Airport
- » Adjacent to Multi-Million Dollar Development "The Row" ±1,100 New Residential Units and ±60,00 SF of Commercial
- » Currently Divided into Two Separate Units (G/H)
- » Separate Entres, Restrooms, Electrical, etc.
- » Unit G - ±1,848 SF Own/Occupied will Vacate
- » Unit H - ±1,848 SF Leased until June 30, 2025 - Tenant would Consider Staying
- » Both Units are fully Built-out 100% HVAC w/ Permits
- » Units Easily Convert Back to Warehouse
- » Two (2) - Ground Level Doors (1 Door Each Unit)
- » Upgrades and Skylights Throughout
- » Zoned Light Industrial (M-1) - Located in Commercial Cannabis Zone (Verify)
- » Please Do Not Disturb Tenants



### CONTACT ME

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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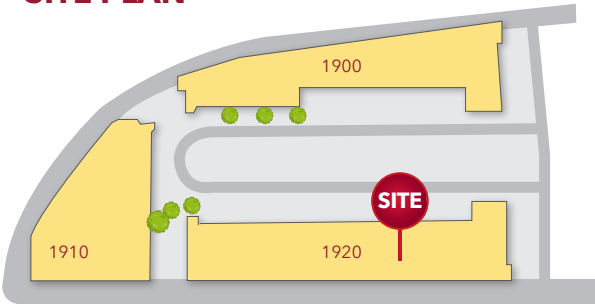
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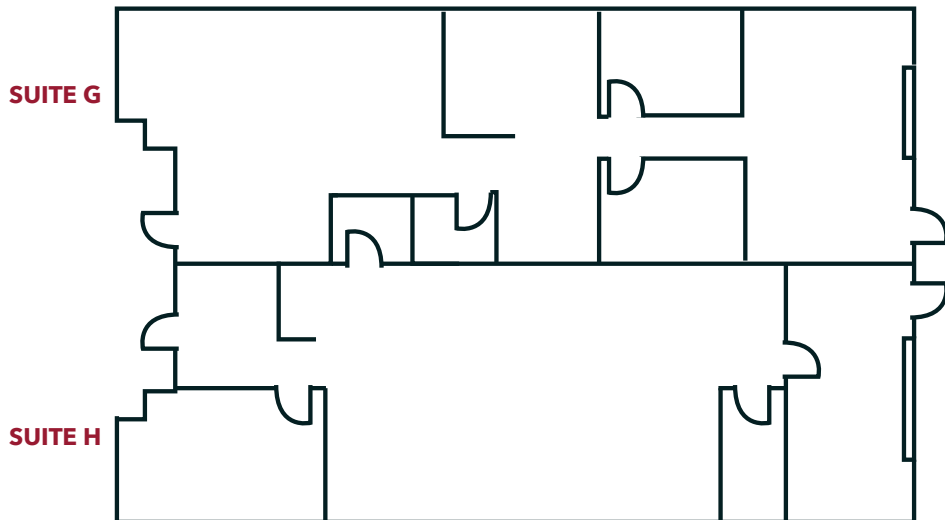
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### SITE PLAN



### FLOOR PLAN



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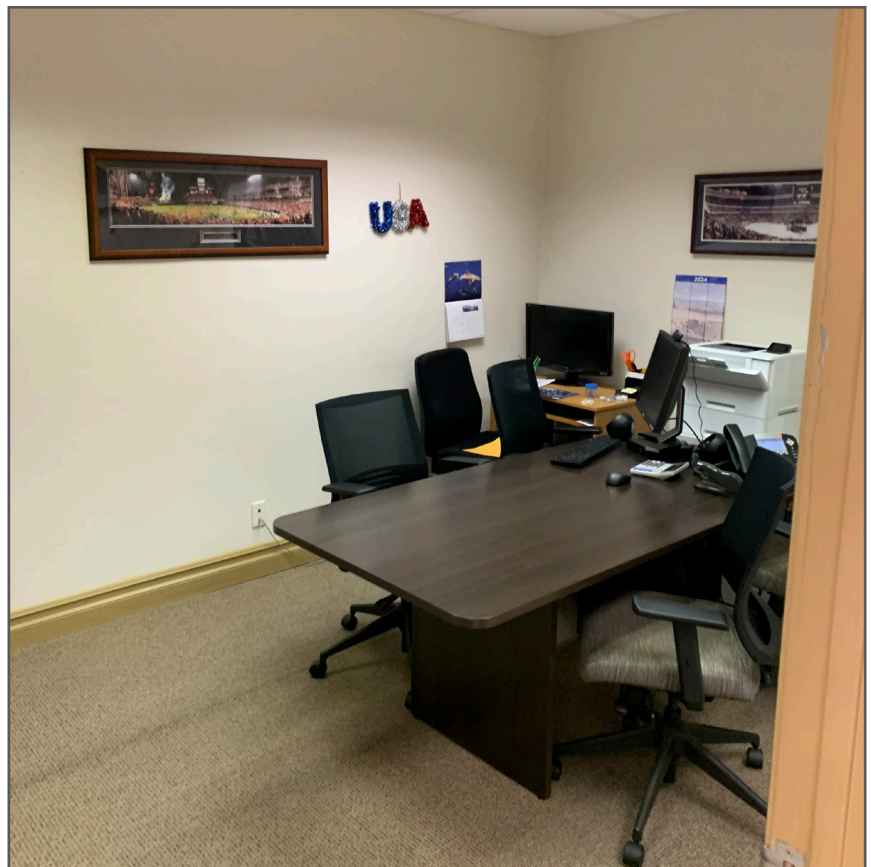
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### PROPERTY PHOTOS



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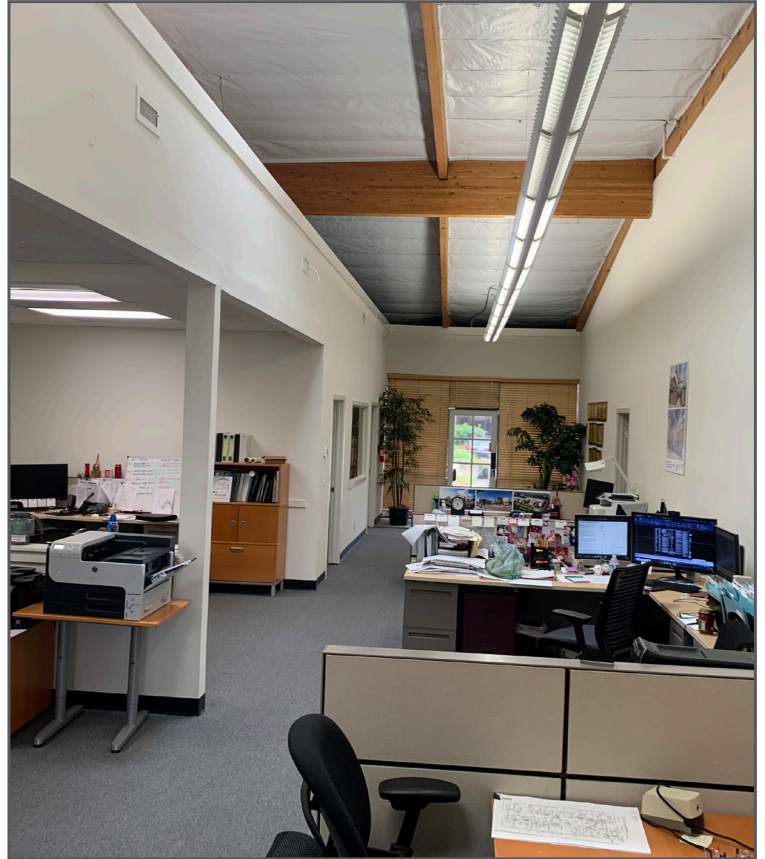
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