



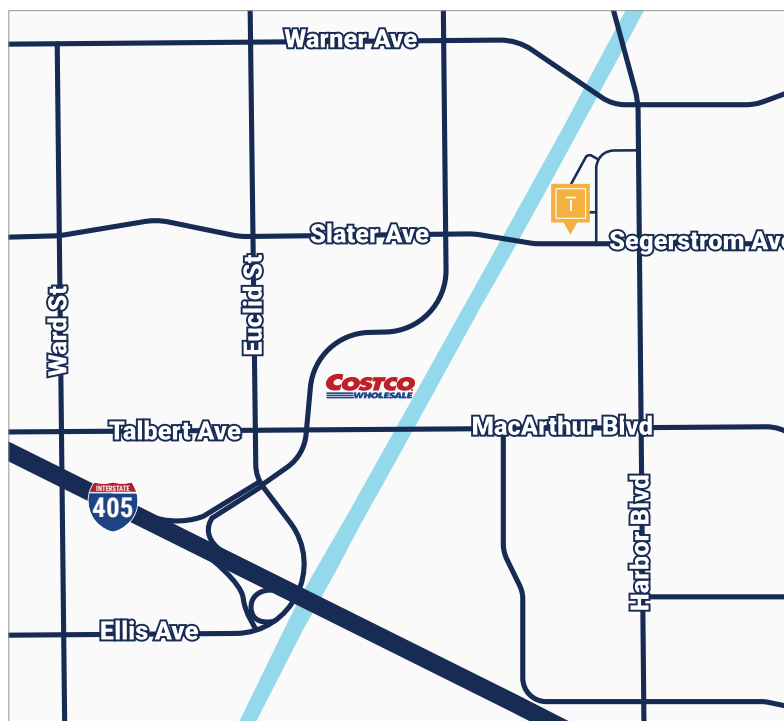
FOR SALE/LEASE - ±14,430 SF INDUSTRIAL BUILDING

4040 W. CHANDLER AVENUE | SANTA ANA, CA



PROPERTY FEATURES:

- » ±14,430 SF Industrial Building
- » ±1,330 SF of Office
- » Fire Sprinklers
- » Two (2) Ground Level loading Doors
- » Fenced Parking / Yard Area
- » 2:1,000 Parking Ratio
- » 400 Amps of Power (verify)
- » ±17' Warehouse Clear Height
- » Zoned M-1
- » Convenient Access to the San Diego (405) Freeway
- » Located Within the Santa Ana "Green Zone" Which Allows for Some Cannabis Uses (verify)



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