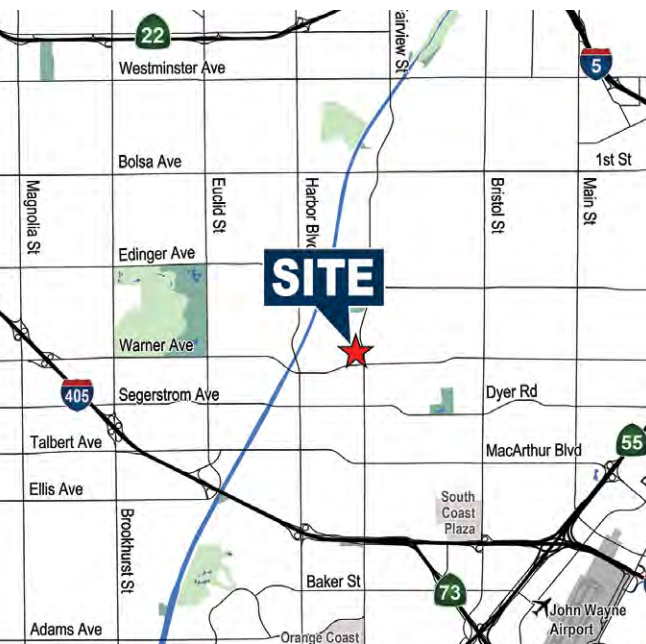


WARNER FAIRVIEW BUSINESS PARK

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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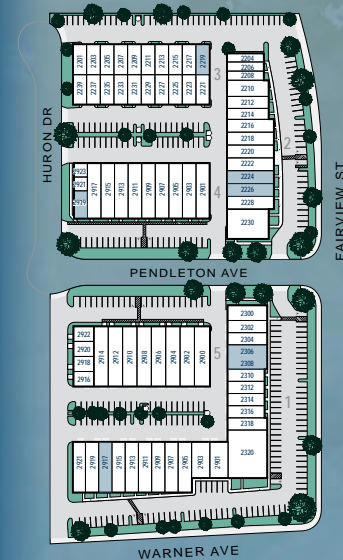
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AVAILABLE UNITS

WAREHOUSE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2219 S. Huron Drive Santa Ana	1,237 SF	±219 SF	\$1.59 PSF	\$1,967.00 Plus CAM*	Office/reception area, restroom, and warehouse with ground level loading door.
2224 S. Fairview Street Santa Ana	1,540 SF	±265 SF	\$1.54 PSF	\$2,373.00 Plus CAM*	Office/reception area, restroom, and warehouse with ground level loading door.
2226 S. Fairview Street Santa Ana	1,848 SF	±322 SF	\$1.54 PSF	\$2,846.00 Plus CAM*	Office/reception area, restroom, and warehouse with ground level loading door.
2917 W. Warner Avenue Santa Ana	1,870 SF	±239 SF	\$1.54 PSF	\$2,880.00 Plus CAM*	Office/reception area, restroom, and warehouse with ground level loading door.
2306/2308 S. Fairview Street Santa Ana	2,640 SF	±515 SF	\$1.54 PSF	\$4,066.00 Plus CAM*	Reception area, two private offices, two restrooms, and warehouse with two ground level loading doors.
2224/2226 S. Fairview Street Santa Ana	3,388 SF	±587 SF	\$1.54 PSF	\$5,218.00 Plus CAM*	Office/reception area, private office, two restrooms, and warehouse with two ground level loading doors.



Available

OFFICE UNITS

ADDRESS	TOTAL SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2919 W. Pendleton Avenue Santa Ana	1,007 SF	\$1.39 PSF	\$1,400.00 Plus CAM*	Reception area, two private offices, storage closet, and restroom. Corner suite

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.20 PSF, subject to change.

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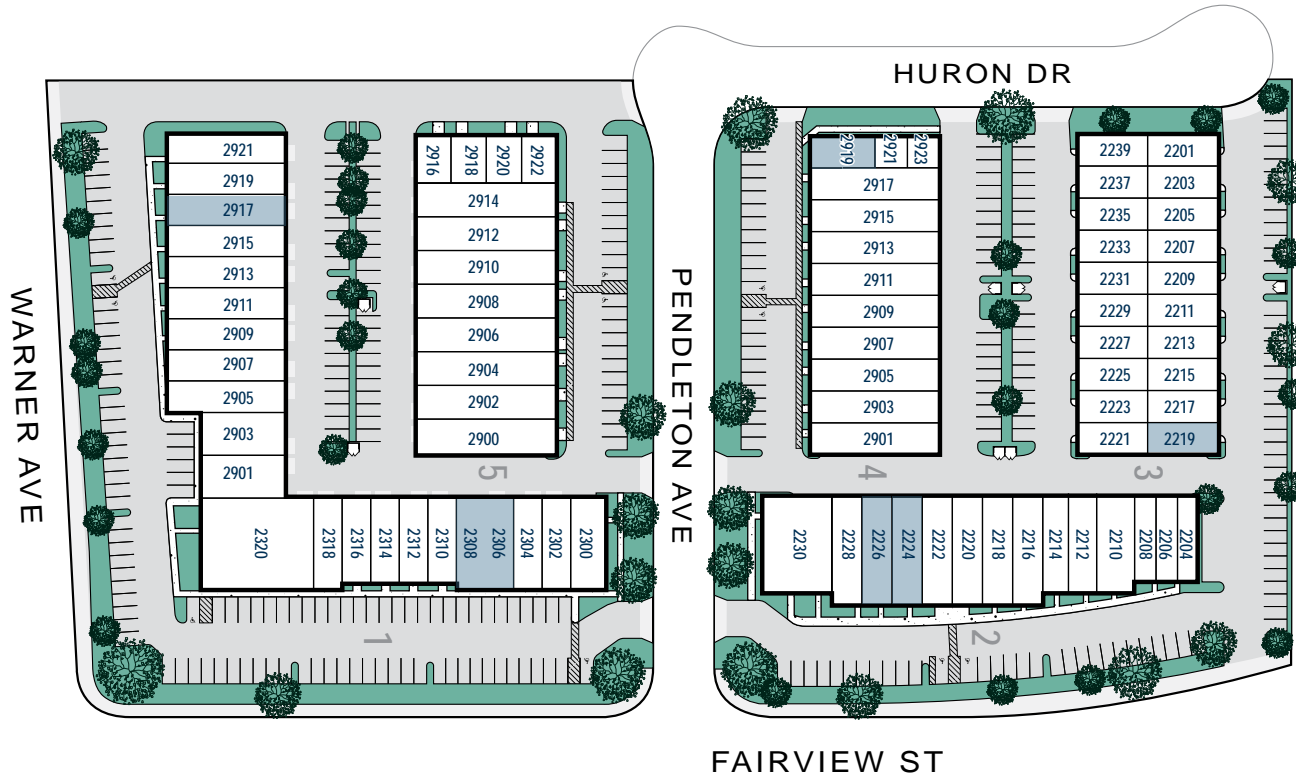
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SITE PLAN



■ Available

* Site plan may not be to scale.



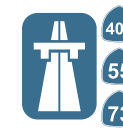
Pride of Ownership Asset
Professionally Managed
Business Park (on site)



±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



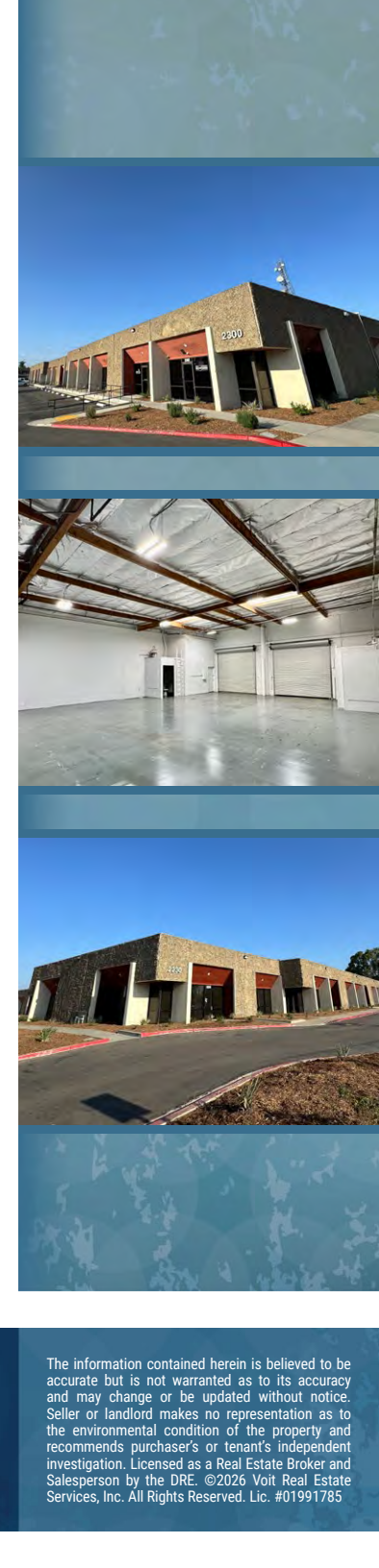
14' min.



Functional Site Loading
and Circulation



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



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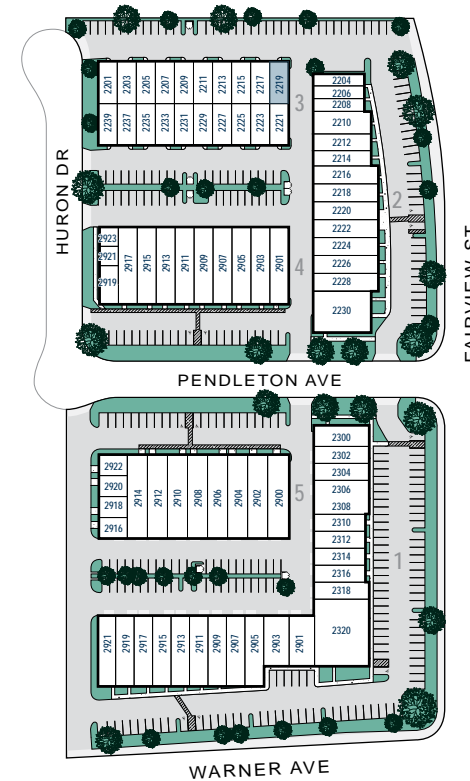
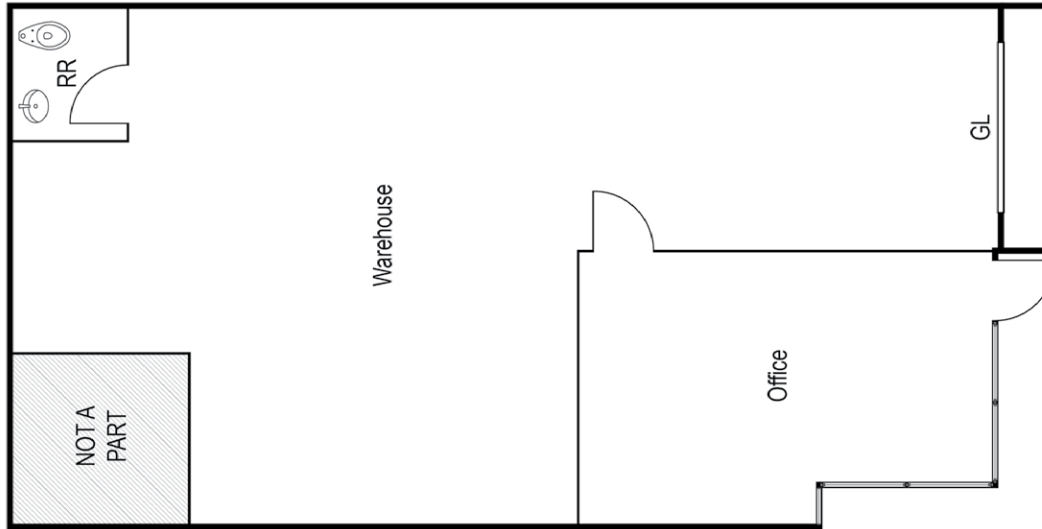
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2219 S. HURON DRIVE




±1,237 SF


±219 SF

 14'
MIN.


100 AMPS (VERIFY)



1 GL

UNIT FEATURES:

- » ±1,237 SF Industrial Unit
- » ± 219 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)

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

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

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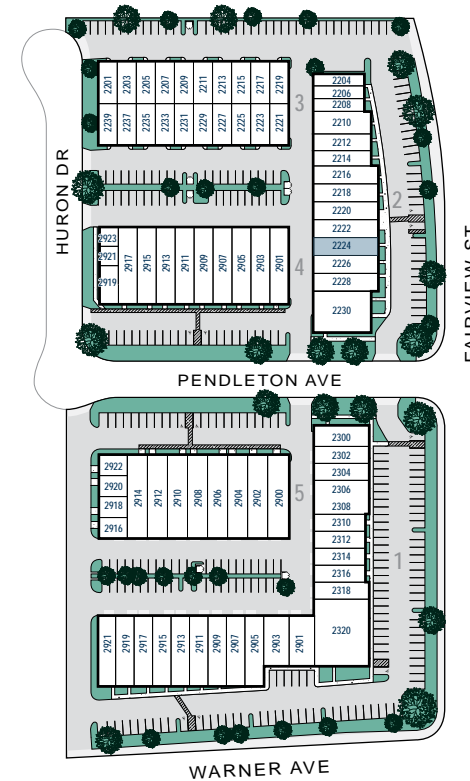
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2224 S. FAIRVIEW STREET



±1,540 SF

±265 SF

14' MIN.

100 AMPS (VERIFY)



1 GL

UNIT FEATURES:

- » ±1,540 SF Industrial Unit
- » ± 265 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)

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

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

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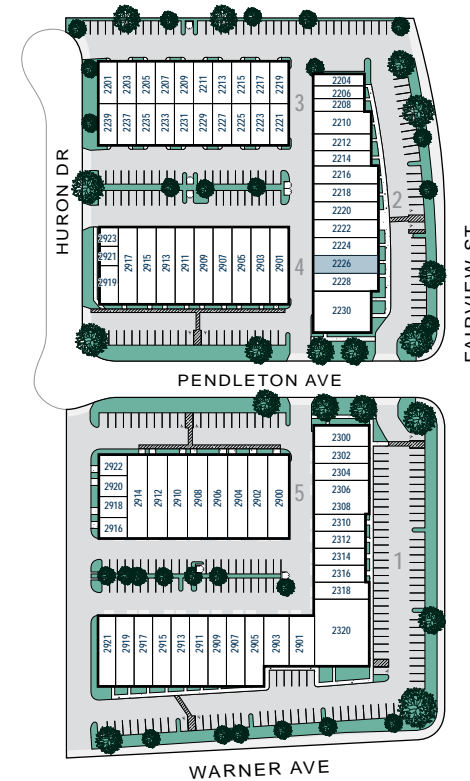
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2226 S. FAIRVIEW STREET



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

UNIT FEATURES:

- » ±1,848 SF Industrial Unit
- » ± 322 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)


±1,848 SF


±322 SF

 14'
MIN.


100 AMPS (VERIFY)


1 GL

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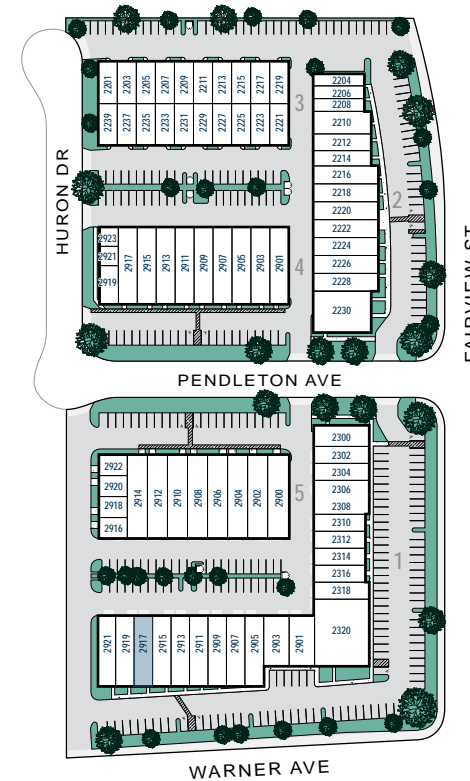
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2917 W. WARNER AVENUE



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

UNIT FEATURES:

- » ±1,870 SF Industrial Unit
- » ± 239 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)


±1,870 SF


±239 SF

 14'
MIN.


100 AMPS (VERIFY)


1 GL

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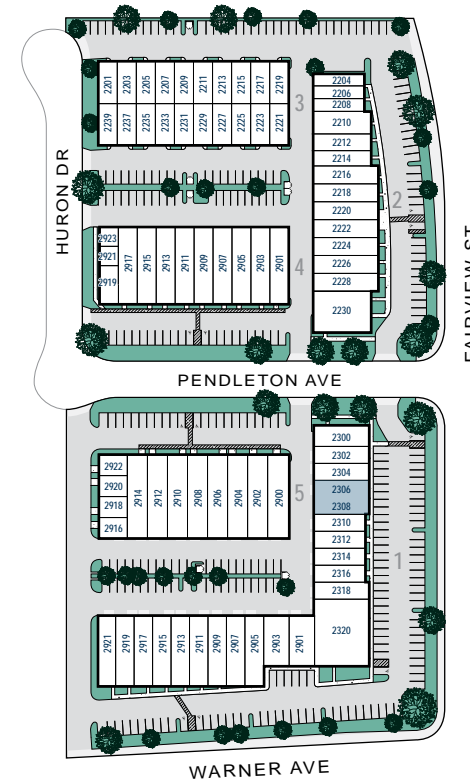
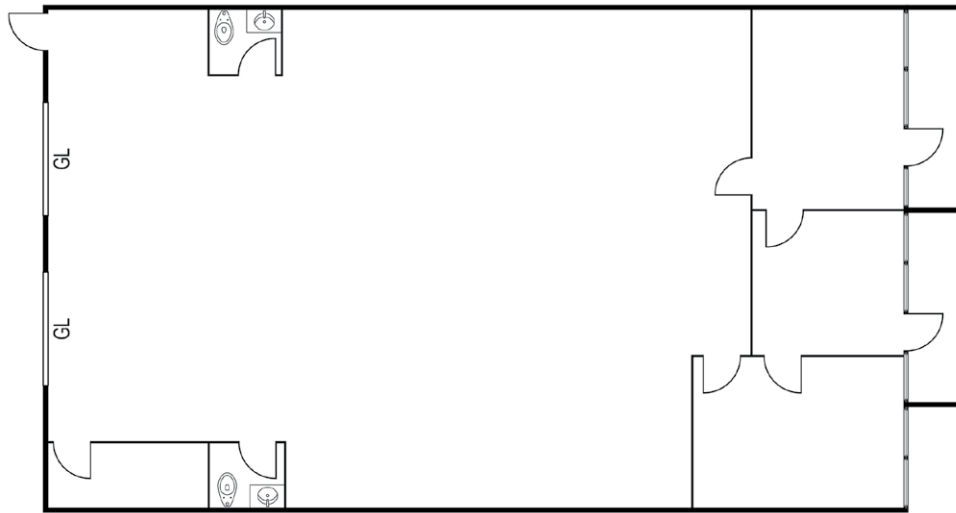
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2306/2308 S. FAIRVIEW STREET



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

UNIT FEATURES:

- » ±2,640 SF Industrial Unit
- » ± 515 SF of Office Space
- » 2 (two) Restrooms
- » 2 (two) Ground Level Loading Doors
- » 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)



±2,640 SF



±515 SF



100 AMPS (VERIFY)



2 GL

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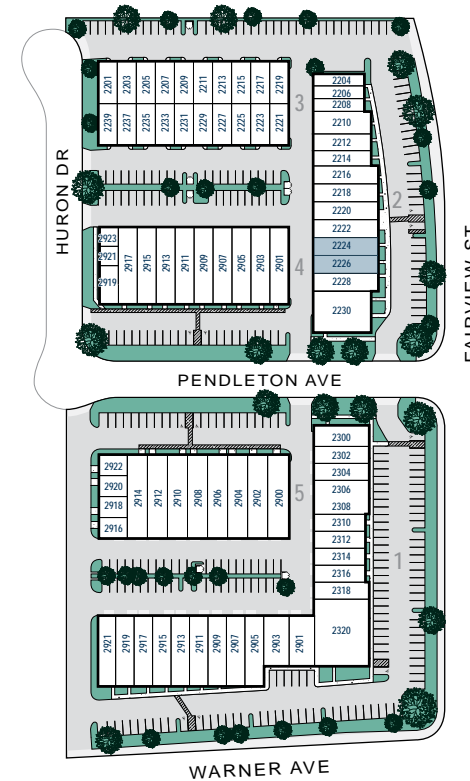
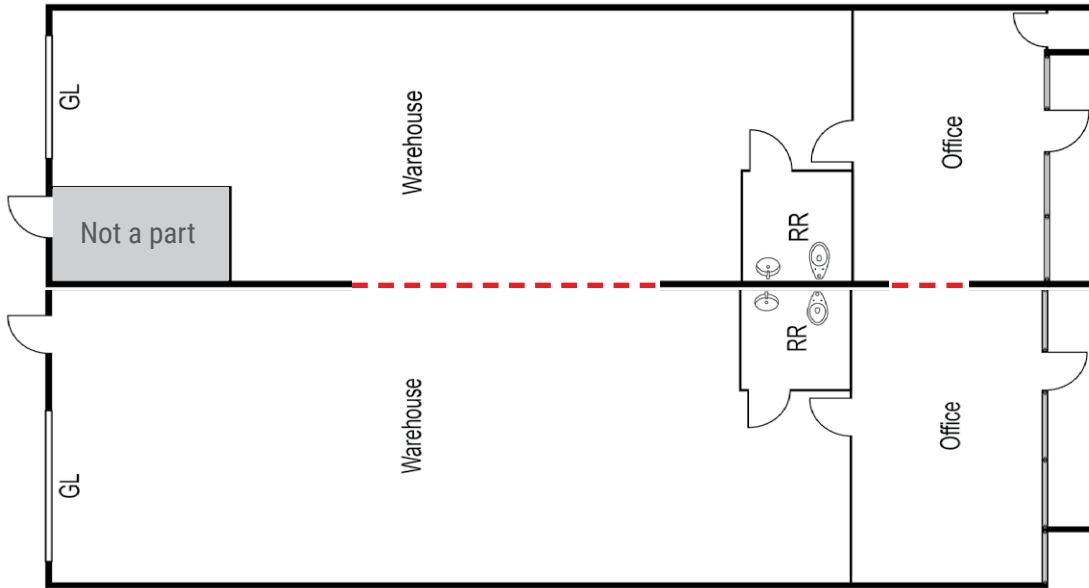


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2224/2226 FAIRVIEW STREET




±3,388 SF


±587 SF

 14'
MIN.


100 AMPS (VERIFY)


1 GL

UNIT FEATURES:

- » ±3,388 SF Industrial Unit
- » ± 587 SF of Office Space
- » 2 (two) Restrooms
- » 2 (two) 10' x 10' Ground Level Loading Doors
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

* Floor plan and site plan may not be to scale.
-- Can be removed to provide unit to unit access.

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

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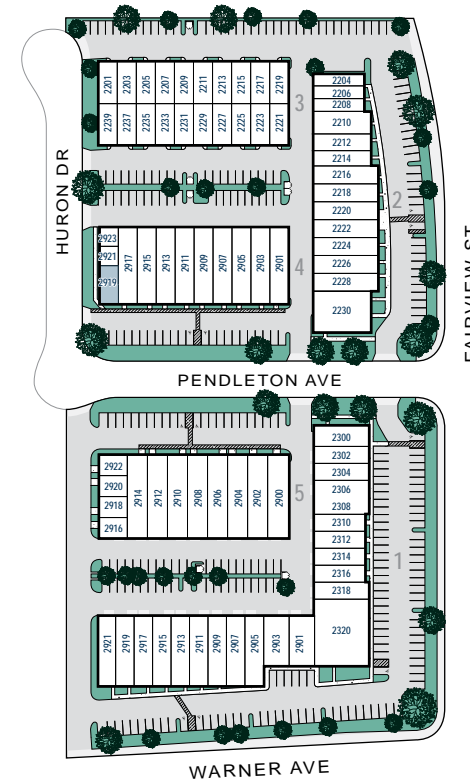
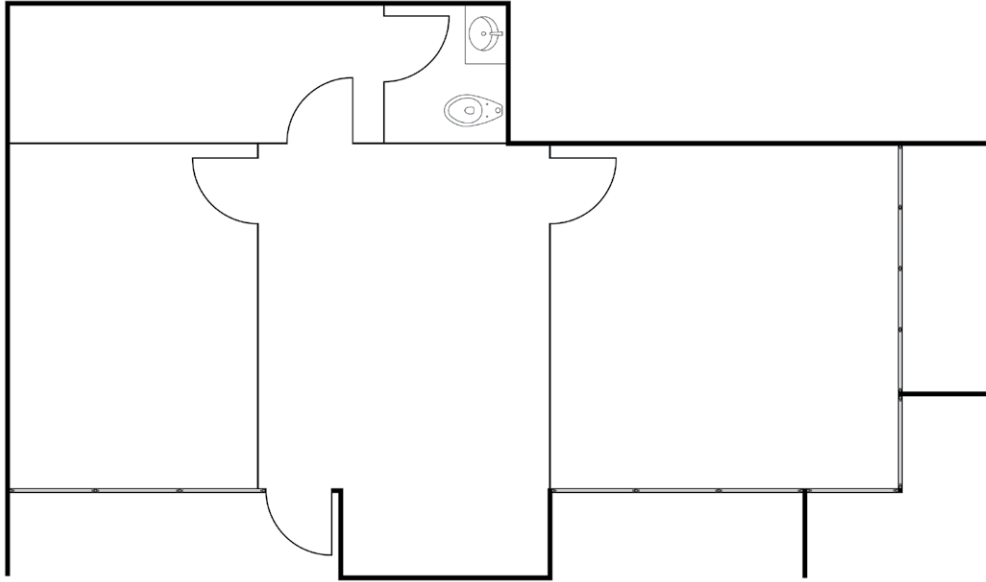
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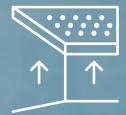
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2919 W. PENDLETON AVENUE



±1,007 SF



8' FINISHED CEILING



100 AMPS (VERIFY)

UNIT FEATURES:

- » ±1,007 SF Office Unit
- » 1 (one) Restroom
- » 2 (two) Private Offices
- » Corner Suite
- » Storage Closet
- » 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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