

# FOR LEASE - ±59,124 SQUARE FEET

2430 South Grand Avenue, Santa Ana  
Class A Distribution/Cross Dock Facility



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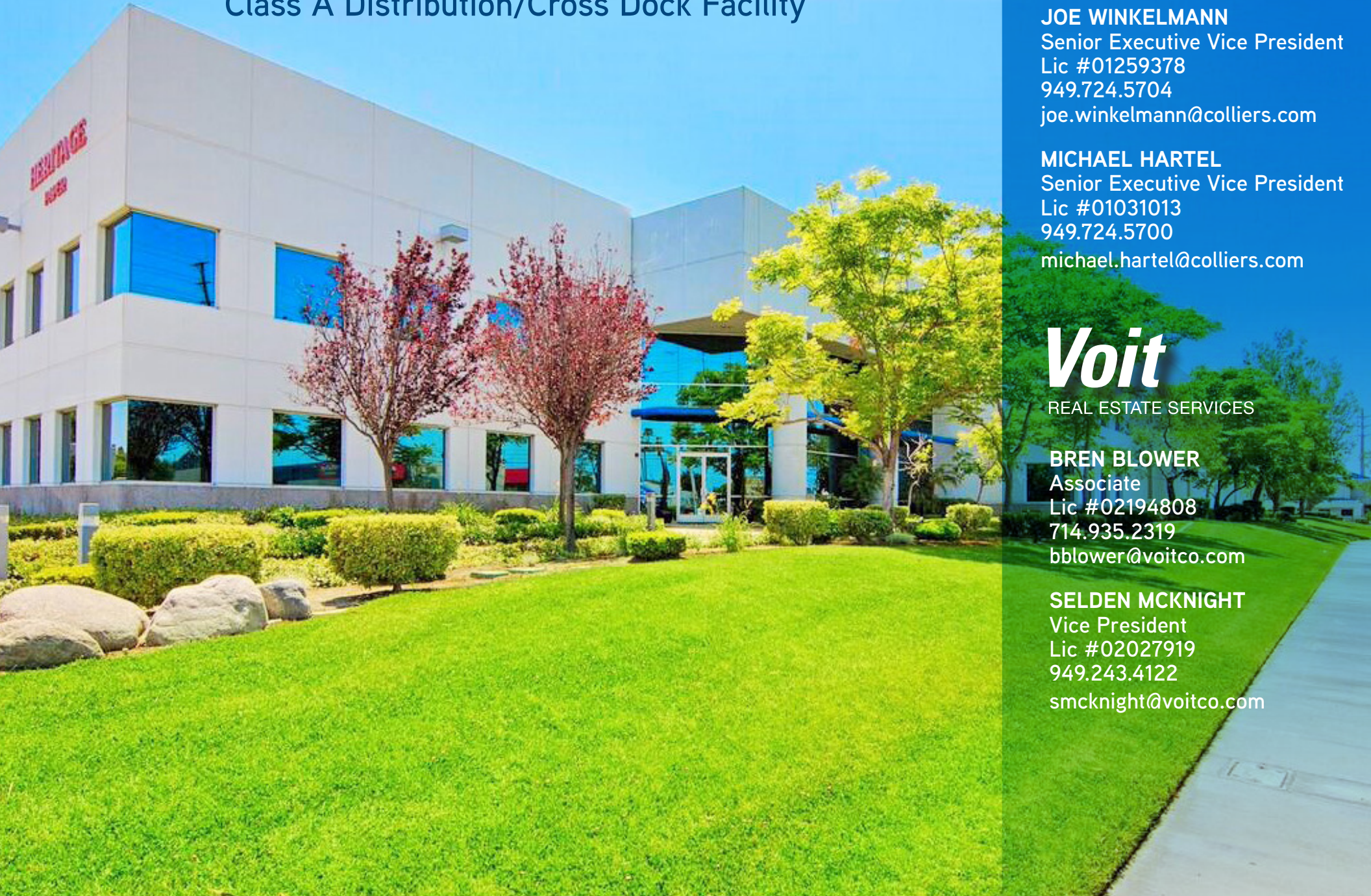
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## ***Voit***

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## LEASE TERMS

Lease Rate: \$1.89 NNN

Estimated NNN Expenses: \$0.10 PSF/Month

## PROPERTY FEATURES

Address:	2430 S. Grand Avenue, Santa Ana
Premises:	±59,124 SF
Office:	±6,064 SF
Warehouse:	±53,060 SF
Parking:	1.8:1,000
Year Built:	1997
Zoning:	M-1 Industrial
Power:	±1200 Amps, 120/208 Volts
Fire Sprinklers:	.60/3,000 GPM
Loading:	Eight (8) Dock High Loading Doors (Expandable) One (1) Ground Level Loading Door
Ceiling Height:	±32' - 34'
Yard:	Yes-Fenced/Secured Yard
Comments:	New Roof Cross Dock Corner Location Immediate Freeway Access Existing Racking Can Be Made Available

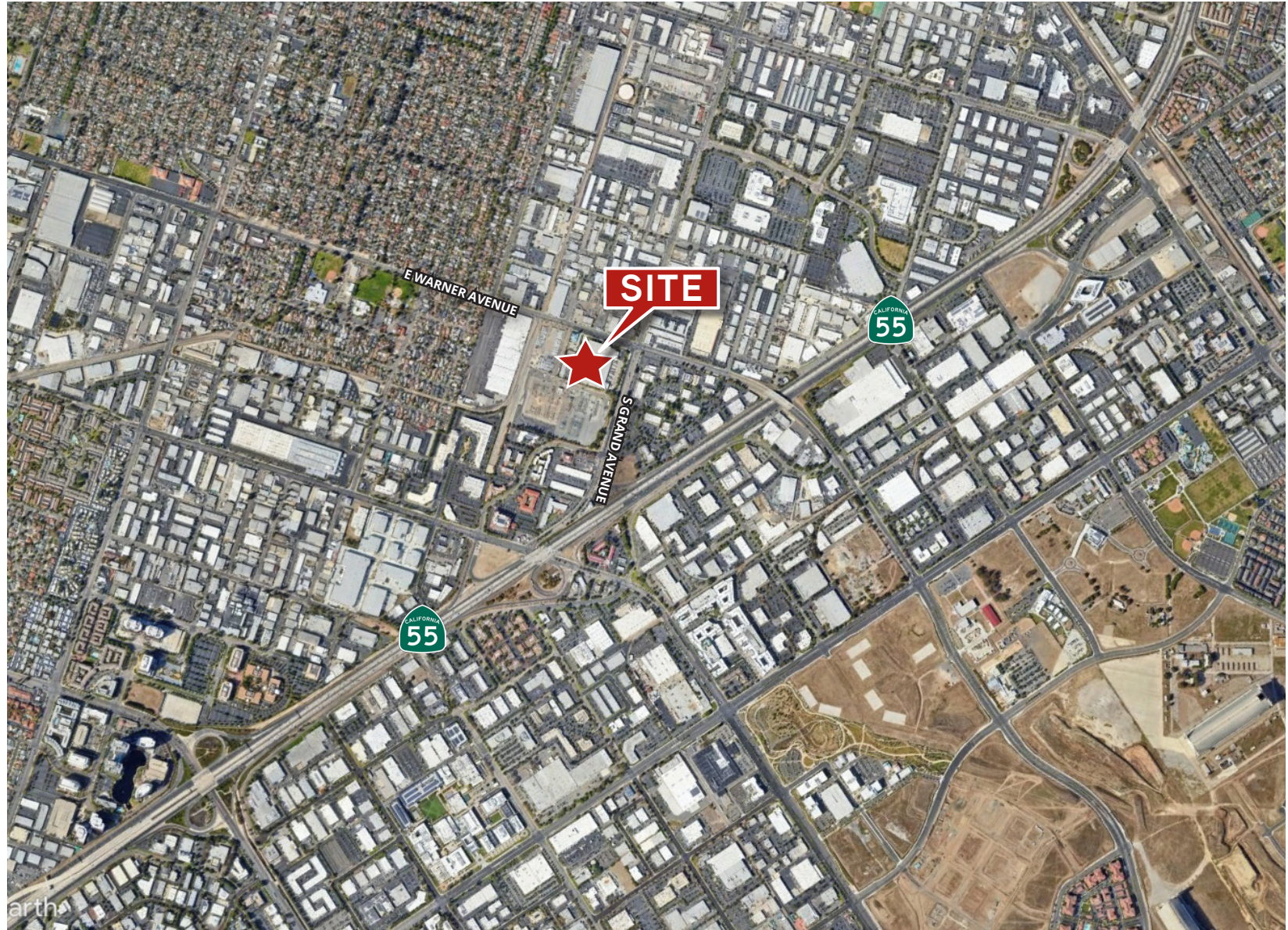
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# 2430 S. Grand Avenue, Santa Ana

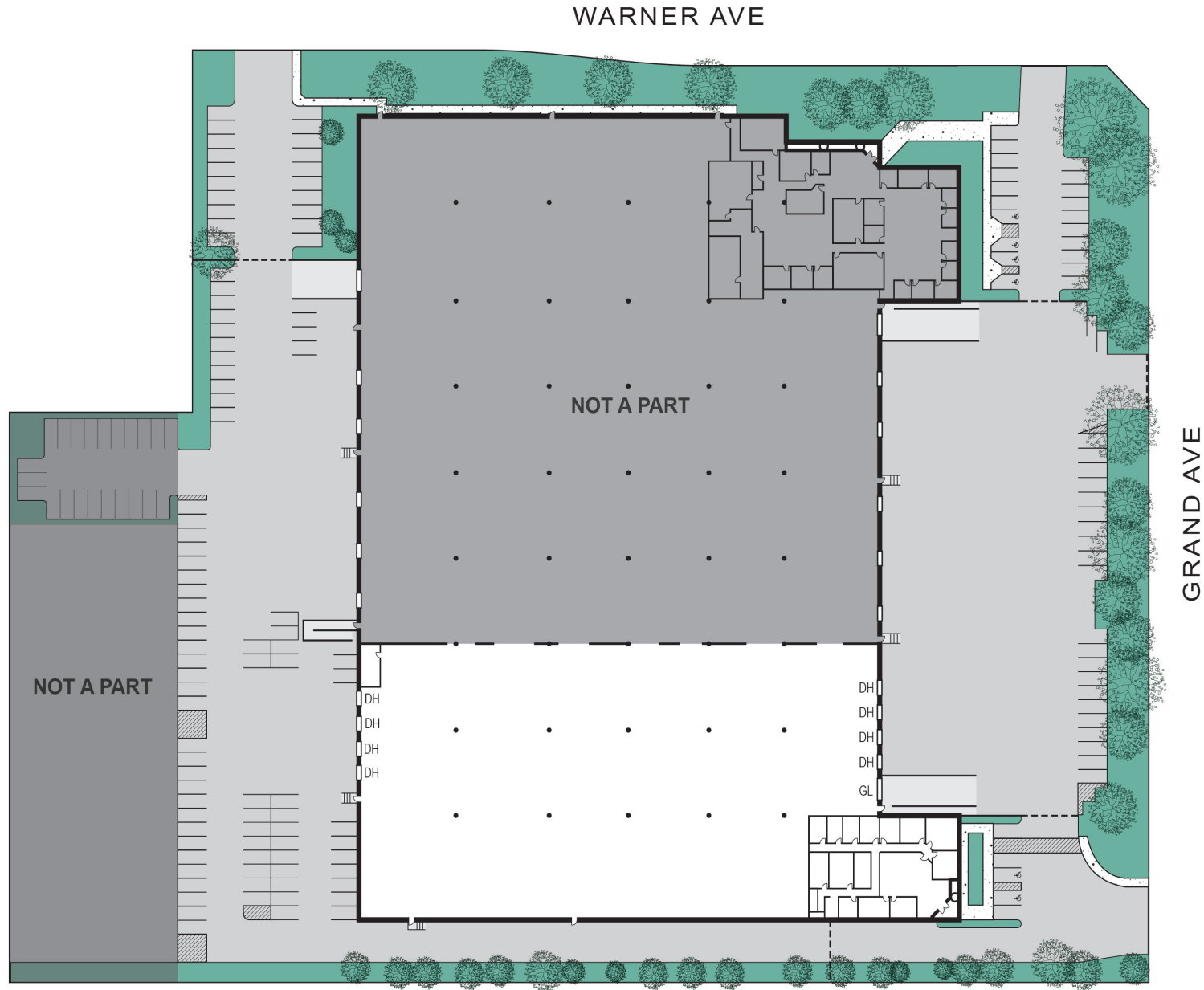
## MAP



AERIAL



SITE PLAN



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*For more information, please contact:*



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