

# 920 E. 1ST STREET SANTA ANA CA 92701

FREESTANDING INDUSTRIAL BUILDING

**±22,000 SF**

FOR LEASE



## PROPERTY FEATURES

- ▶ ±22,000 SF freestanding building
- ▶ Warm shell condition
- ▶ ±11,000 SF ground floor showroom / warehouse area
- ▶ ±9,000 SF mezzanine storage area
- ▶ ±2,000 SF office area
- ▶ 100% climate controlled warehouse
- ▶ One (1) grade level door | One (1) exterior truck well
- ▶ Secured fenced yard
- ▶ 600 amps, 277/480 volt (tenant to verify)
- ▶ Sprinkler system
- ▶ Free and in-common parking
- ▶ Building top signage & monument signage available
- ▶ Immediate access to the 5, 55 & 22 freeways
- ▶ Heavily trafficked street corner with 42,000 cars/day
- ▶ M1 Zoning
- ▶ Ideal showroom setup for retailers & occupiers



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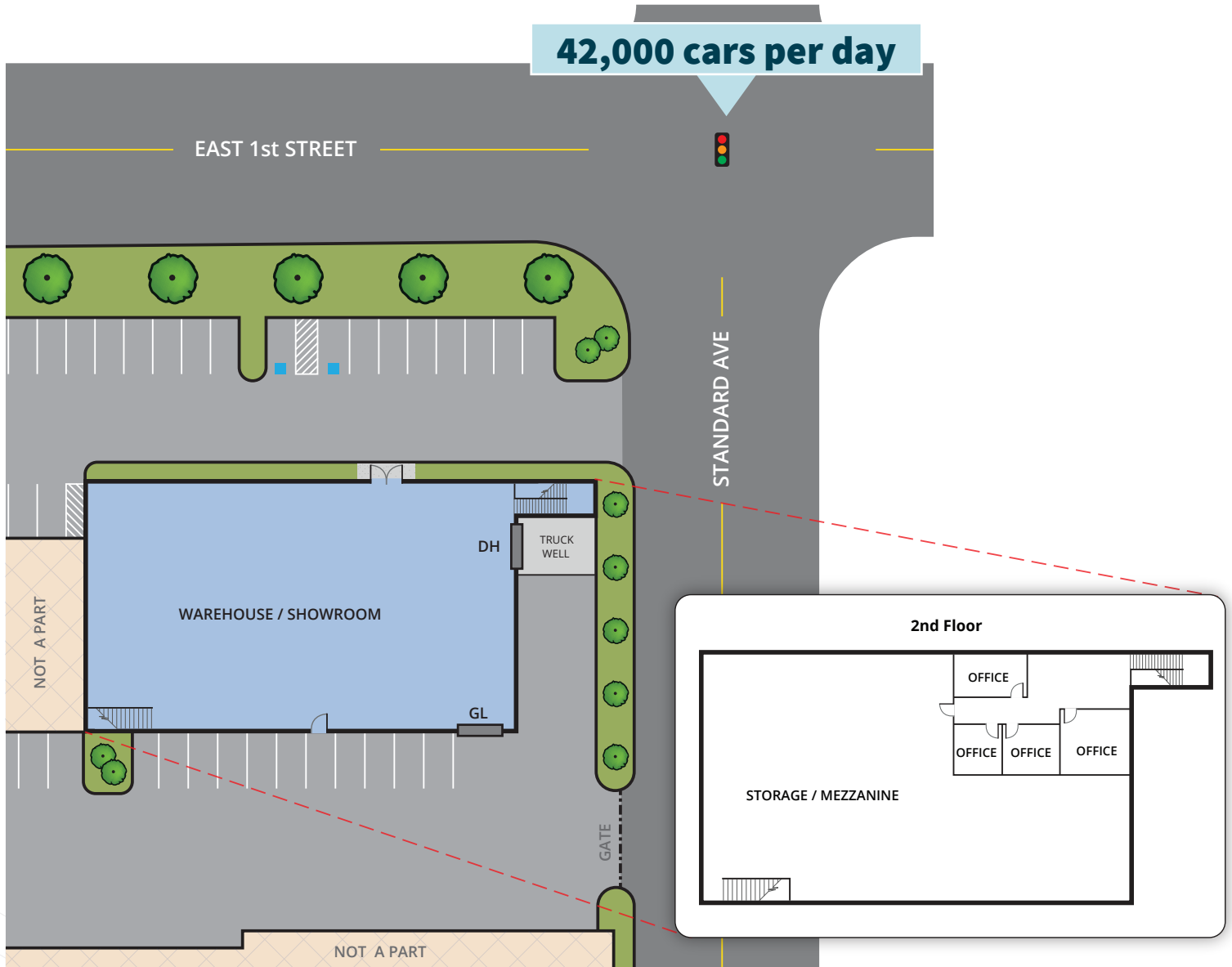
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## SITE PLAN



\* All building areas, site areas and parking spaces are approximate and to be verified.



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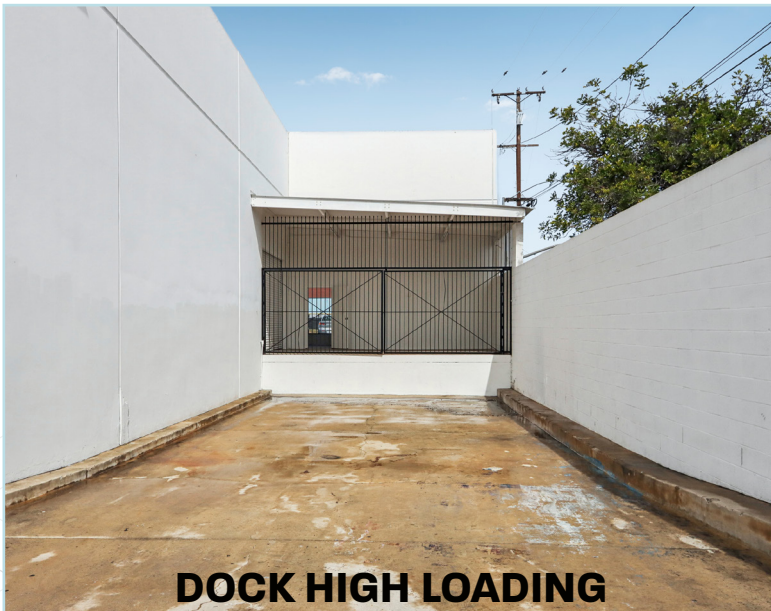


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## PHOTOS



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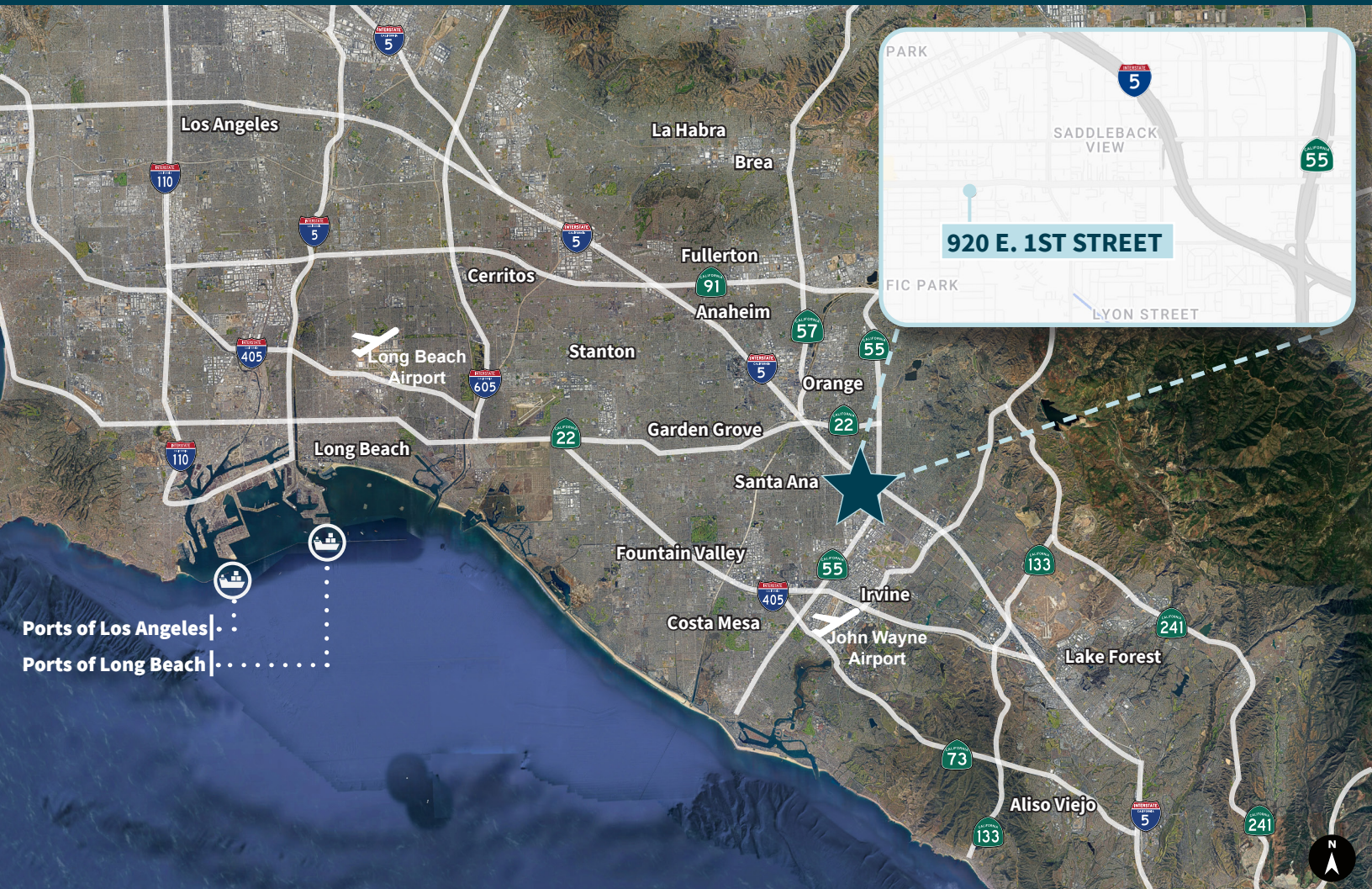
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## LOCATION HIGHLIGHTS

<b>0.75 miles</b>	▶ 5 Freeway	<b>17.5 miles</b>	▶ Long Beach Airport
<b>1.3 miles</b>	▶ 10 Freeway	<b>34.2 miles</b>	▶ LAX
<b>2.1 miles</b>	▶ 22 Highway	<b>19.8 miles</b>	▶ Port of Long Beach
<b>4.5 miles</b>	▶ John Wayne Airport	<b>22.5 miles</b>	▶ Port of Los Angeles



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