

922-926

**S. LYON STREET, SANTA ANA
FOR LEASE OR SALE**



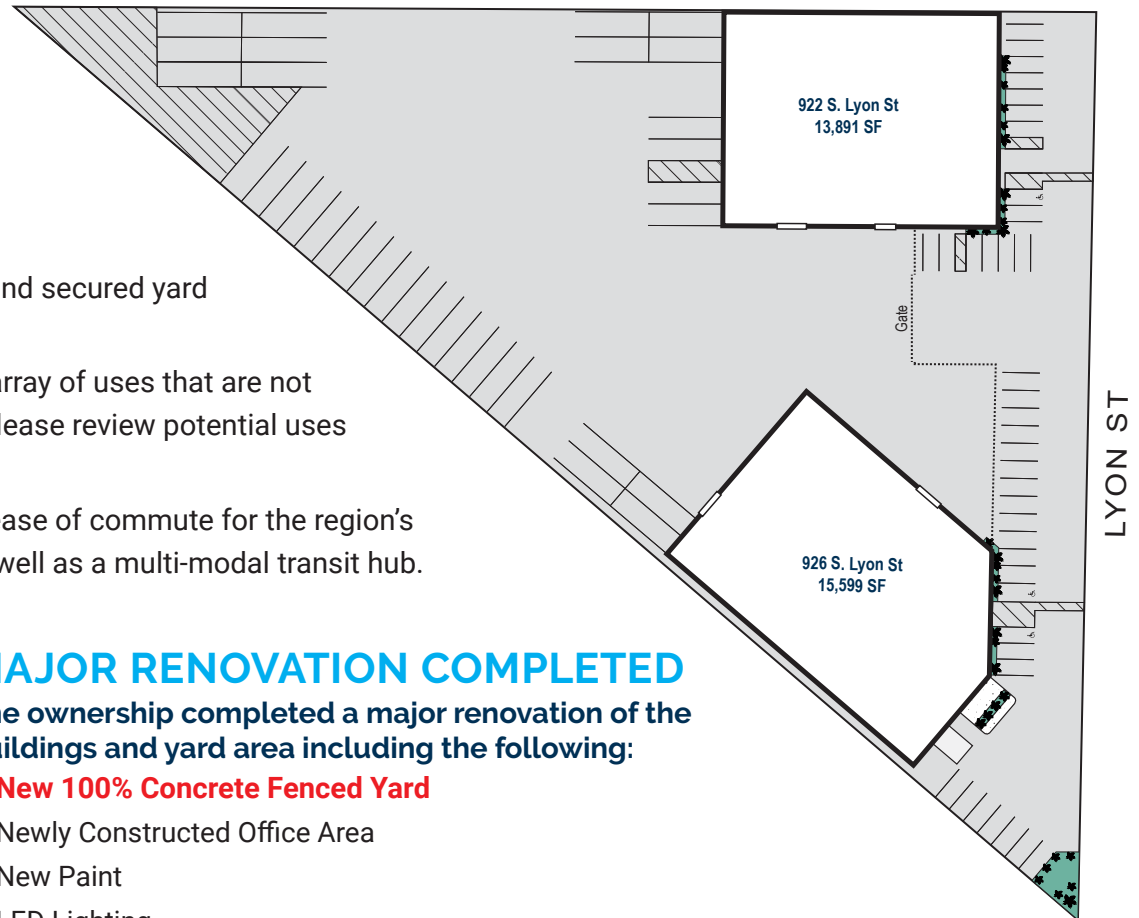
NEW 100% CONCRETE YARD

**±115,895 SQUARE FOOT SECURE INDUSTRIAL SITE
WITH ±29,490 SQUARE FEET OF WAREHOUSE AND OFFICE**

Voit
REAL ESTATE SERVICES

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

- **BUILT TO SUIT OFFICES AVAILABLE:** The ownership will consider re-constructing the office area to suit a tenant's specific needs.
- **OVERSIZED LAND PARCEL:** The property is an oversized 115,895 sq.ft. land parcel, with only 27% of building coverage currently.
- **EXTRA LARGE FENCED YARD:** The extra large land parcel and secured yard allows for various types of outdoor storage needs.
- **FLEXIBLE ZONING:** The M1 Industrial zoning allows for an array of uses that are not allowed in many other industrial districts in Orange County (please review potential uses with city of Santa Ana).
- **EXCELLENT LOCATION:** The property's location offers the ease of commute for the region's workforce with excellent access to the 5 and 55 freeways as well as a multi-modal transit hub.



MAJOR RENOVATION COMPLETED

The ownership completed a major renovation of the buildings and yard area including the following:

- **New 100% Concrete Fenced Yard**
- Newly Constructed Office Area
- New Paint
- LED Lighting
- Warehouse Scrim Foil
- Seismic Upgrades
- Upgraded Electrical System



**BUILDING 1**

ADDRESS	922 & 924 S. Lyon Street
BUILDING SIZE	± 13,891 SF
OFFICE AREA	± 1,330 SF Newly Constructed Office Area
LOADING DOORS	One (1) 12' x 10' GL Warehouse Door Two (2) 12' x 14' GL Warehouse Door
CLEAR HEIGHT	± 16' Warehouse Clearance
FIRE SPRINKLERS	No
ELECTRICAL	Two Separately Metered 400 Amp Electrical Services (Tenant to Verify)

**BUILDING 2**

ADDRESS	926 S. Lyon Street
BUILDING SIZE	± 15,599 SF
OFFICE AREA	± 1,307 SF Newly Constructed Office Area
LOADING DOORS	Two (2) 14' x 13' GL Warehouse Doors
CLEAR HEIGHT	± 16' Warehouse Clearance
FIRE SPRINKLERS	Yes
ELECTRICAL	800 Amps, 277/480 Volt Electrical Service (Tenant to Verify)

SITE INFORMATION

LAND AREA	115,895 SF	YARD	Extra Large Concrete Fenced Yard	APN	402-321-01
------------------	------------	-------------	----------------------------------	------------	------------

AMENITIES AERIAL



THE DISTRICT
AT TUSTIN LEGACY

TARGET **COSTCO WHOLESALE** **Michaels**
Where Creativity Happens!

PETSMART **WHOLE FOODS** **TJ MAXX**

LOWE'S **ULTA**
ULTA BEAUTY



SITE

Jamboree Rd

Tustin Ranch Rd

Warner Ave

55

Marriott
FAIRFIELD INN

Residence Inn
Marriott

IHOP
RESTAURANT

HOME DEPOT
RESTAURANT



Carl's Jr.

Century High School

Edinger Ave

55

SUBWAY

7 LEAVES CAFE
Naturally Delicious

SOUTHERN CALIFORNIA
EDISON

Grand Ave

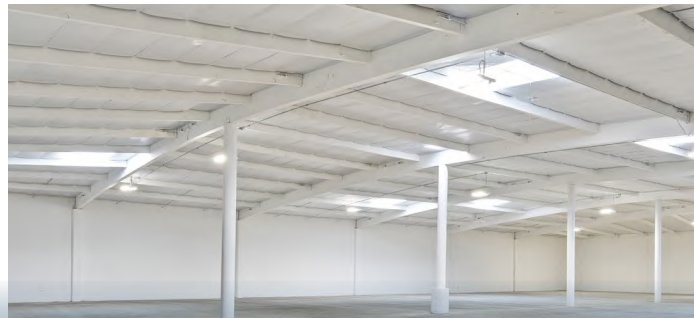
WaBa Grill

McFadden Ave

Lyon St

922-926

S. LYON STREET, SANTA ANA FOR LEASE OR SALE



Voit

REAL ESTATE SERVICES

Mike Bouma, SIOR

Senior Vice President | Partner

Lic #01070753

714.935.2340

mbouma@voitco.com

David Fults

Senior Vice President | Partner

Lic #01242123

323.791.0038

dfults@voitco.com

Ashwill Associates

COMMERCIAL REAL ESTATE

Brian Williams

Advisor

Lic #00805001

714.453.0300

bwilliams@ashwillassociates.com



FORTRESS

Sarah Hazani

Fortress Investment Group

646.951.7291