



Frank B. Ioimo

Broker Associate

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Proudly Serving Southern
California Since 1993

DRE 01164603



± 13,700 SF INDUSTRIAL BUILDING FOR SALE



Notable Features...

- ±13,700 SF Freestanding Building.
- ± 5,060 SF of 1st Floor Office Space.
- 18'-20' Clearance Height.
- Shop Restroom With Multiple Stalls.
- Two Ground Level Loading Doors.

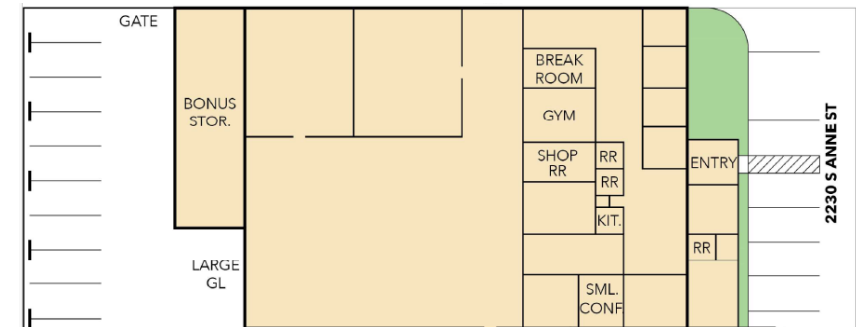
More Notable Features and benefits...

- ✓ Class B Industrial building on a .66 AC lot. New electrical panels installed in 2024. All furnishings are included in sale.
- ✓ Zoning, M-1, Santa Ana (Manufacturing/ Warehouse- Cannabis is possible with city approval)
- ✓ Approximately ± 5,060 SF of business office space with additional ± 2,728nd floor space.
- ✓ A grand entry with ample receptionist space and desk.
- ✓ Functional workspace with 7 spacious private offices with desks, chairs and decorative items.
- ✓ Expansive storage room and conference room areas.
- ✓ Huge 1,320 sf bonus storage room.
- ✓ Large shop restrooms with multiple stalls; an additional executive private restroom with shower.
- ✓ Massive warehouse space with two ground level loading doors and 18'-20' height clearance.
- ✓ Secure fenced concrete yard with side access and rear parking.
- ✓ Close 405 freeway access and only 5 miles from JW Airport.

Aerial Photo



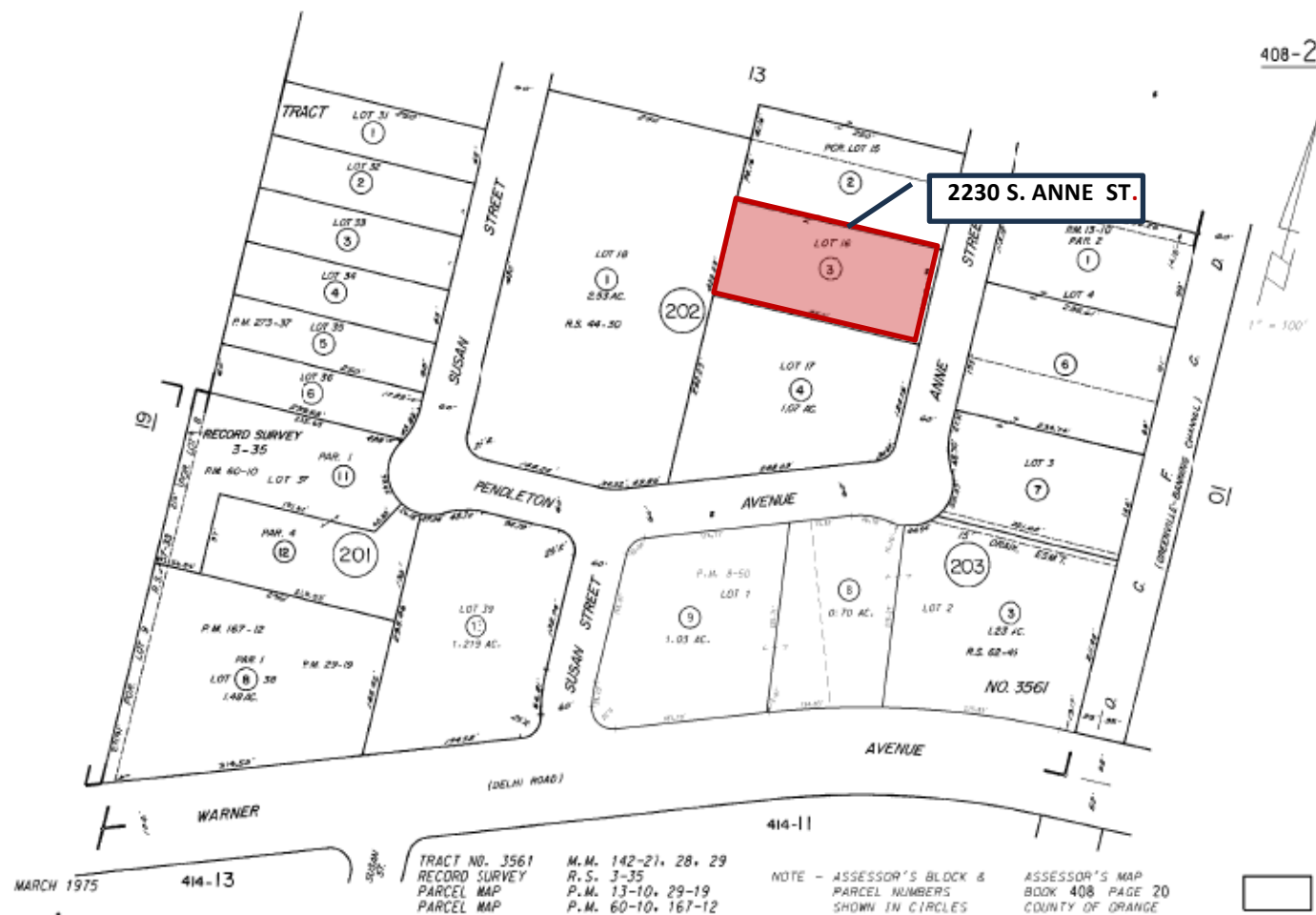
Existing Floor Plan



To learn more about this amazing opportunity, contact us today at:

(951) 207-0588

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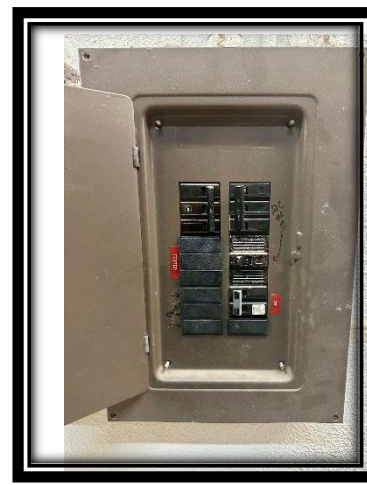
Additional Photos...



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Additional Photos...



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