

FOR LEASE

3501 W GARRY AVE, SANTA ANA



FOR LEASE

- 23,100 sq. ft. Industrial/R&D facility
- 54,176 sq. ft. lot
- \$1.50/ FT NNN (NNN fees \$0.35/FT)
- Lease Term Negotiable

Building Features include air conditioning, 2 walk-in safes, skylights, 4 ground-level doors, and a reinforced mezzanine with forklift access. The property offers a gated yard, drive-around building, and secured storage area. Formerly used for pharmaceutical manufacturing, this space is ideal for industrial applications.

3501 W Garry Ave - Santa Ana, CA 92704

PROPERTY FEATURES

General Information

23,100 sq. ft. Industrial/R&D facility

54,176 sq. ft. lot

2 Stories with Office / Warehouse and Mezzanine

Interior Features

Reinforced Concrete Construction

Fire Sprinklers

1,200 Amps Power Supply

25 ' Ceiling Clear Height

Four Drive-In Bays

Walk-In Safes

Skylights

HVAC

Exterior Features

Secured Storage Area

Gated Yard

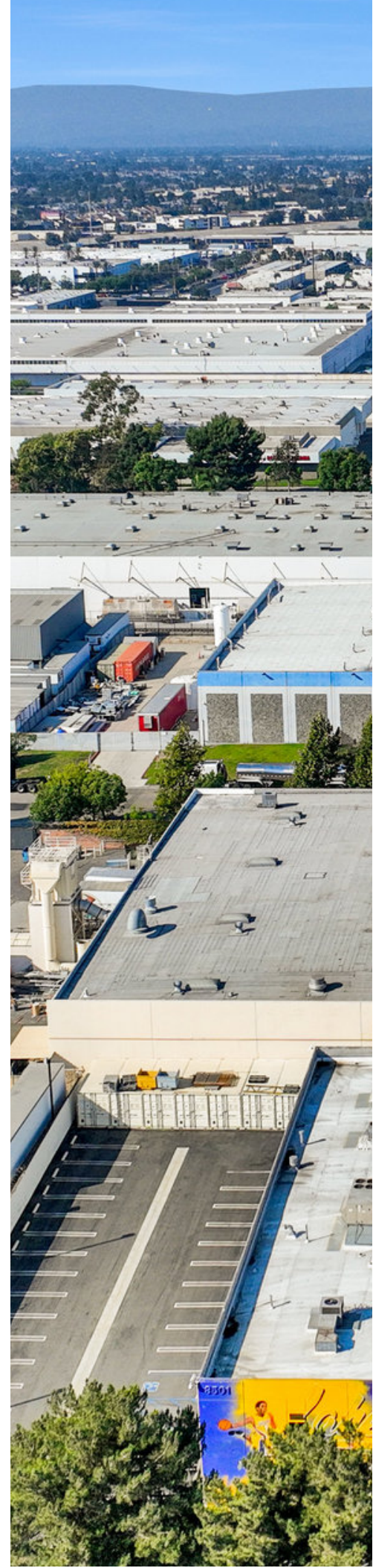
4 Ground-Level Doors

40 Standard Parking Spaces

Newer Roof



For additional information and property website, scan QR code.



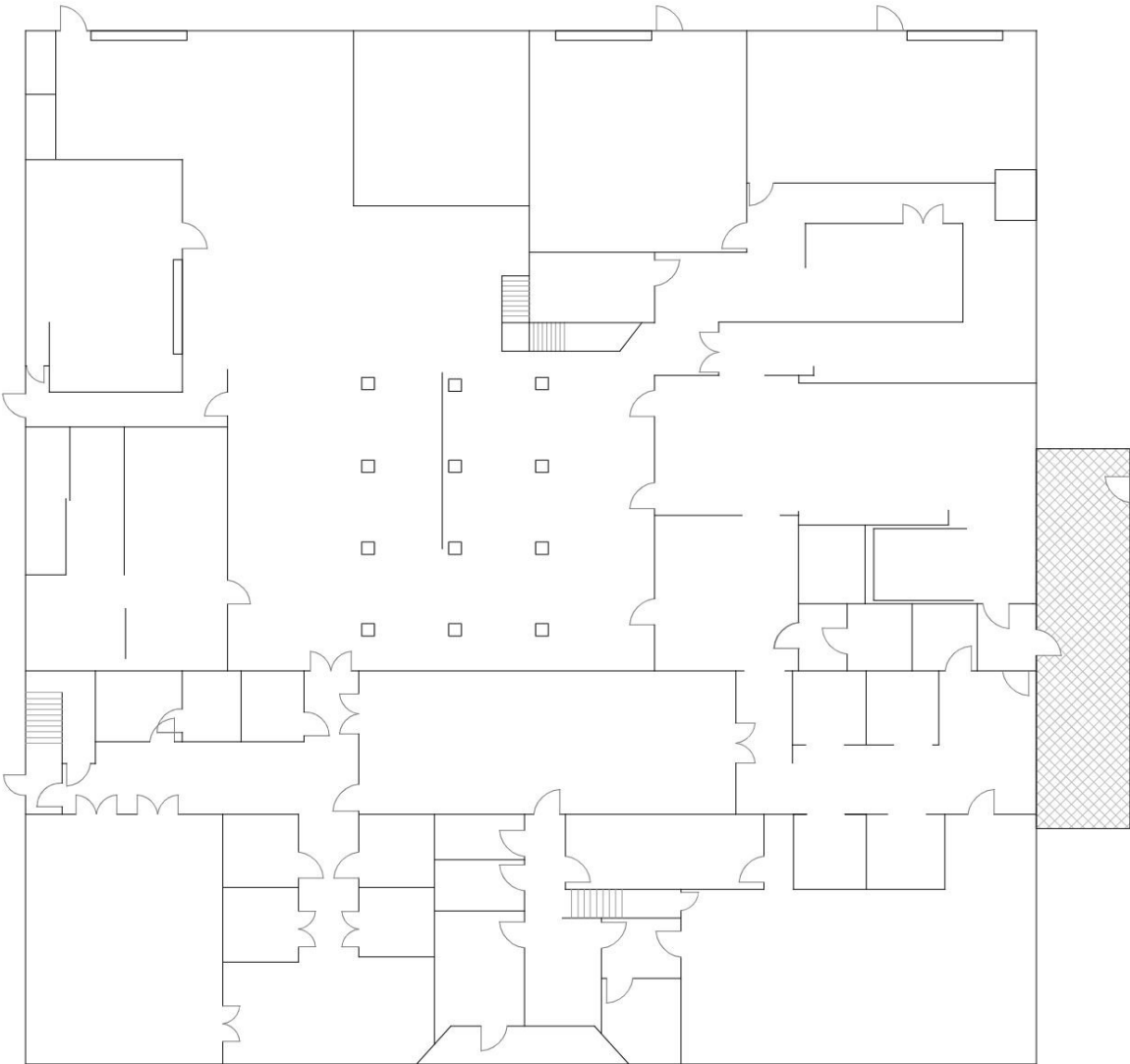


3501 W GARRY AVE

www.3501wgarry.com

SANTA ANA, CA

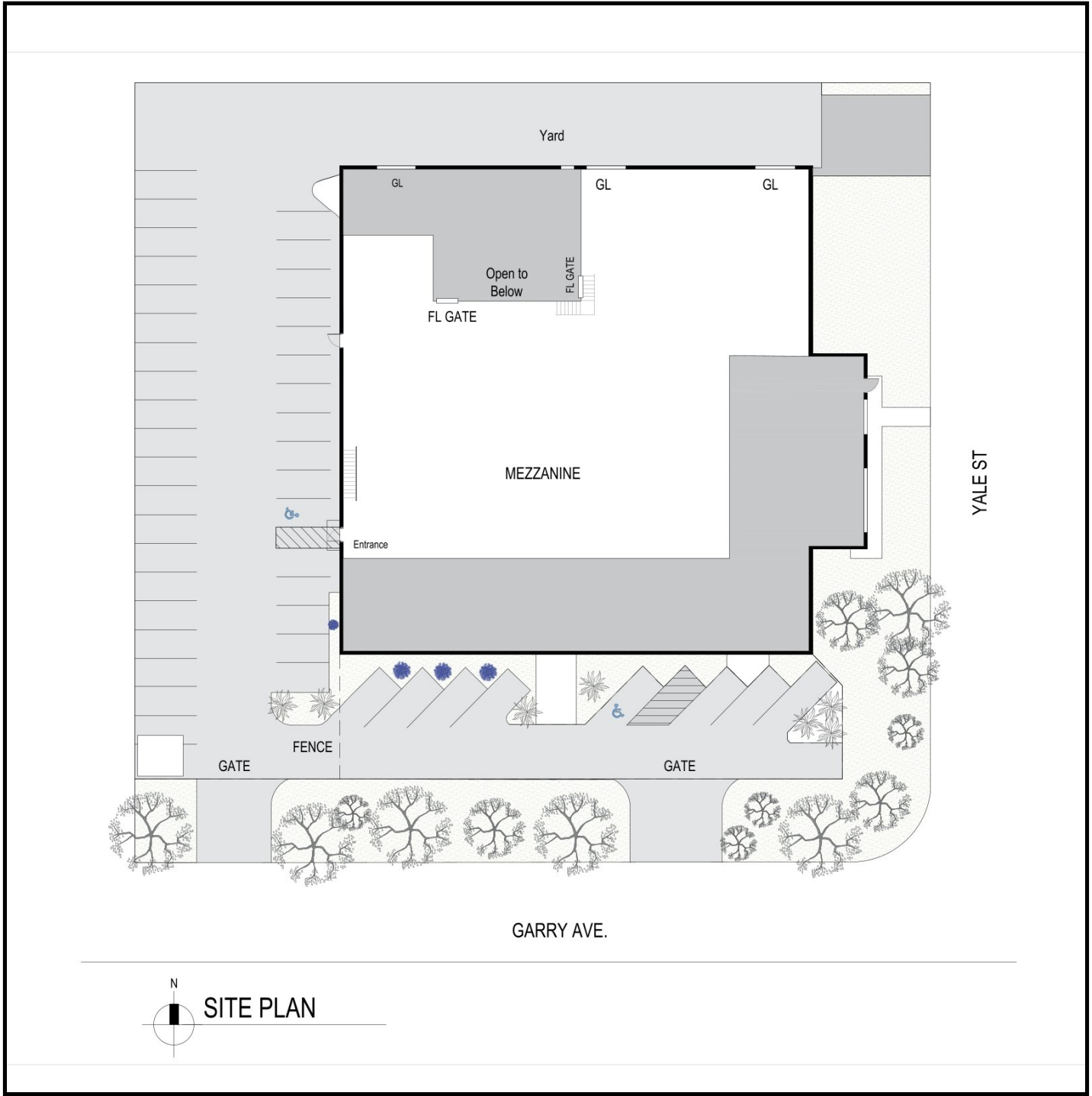
FIRST FLOOR



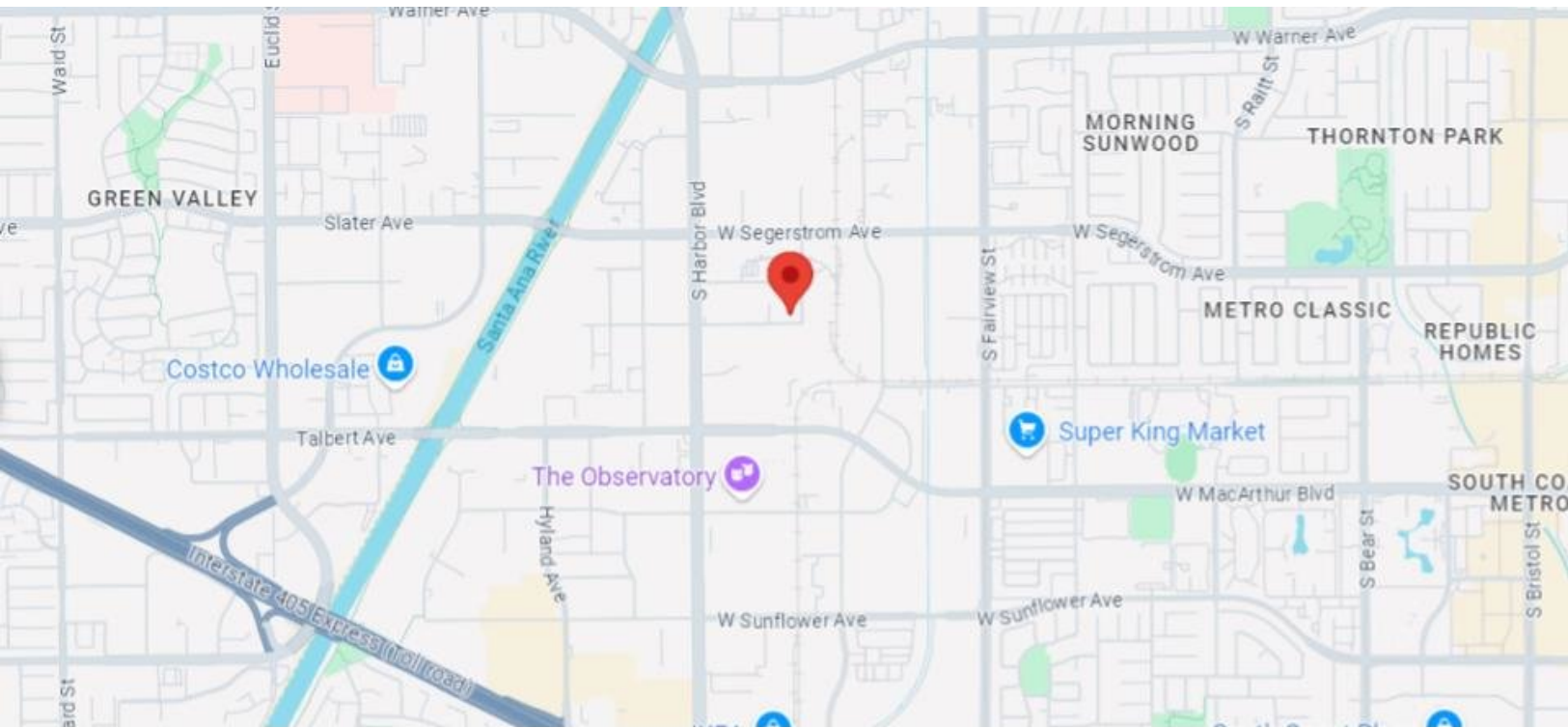
SECOND FLOOR



SITE PLAN



3501 W Garry Ave - Santa Ana, CA 92704



PRESENTED BY



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