

FOR SALE

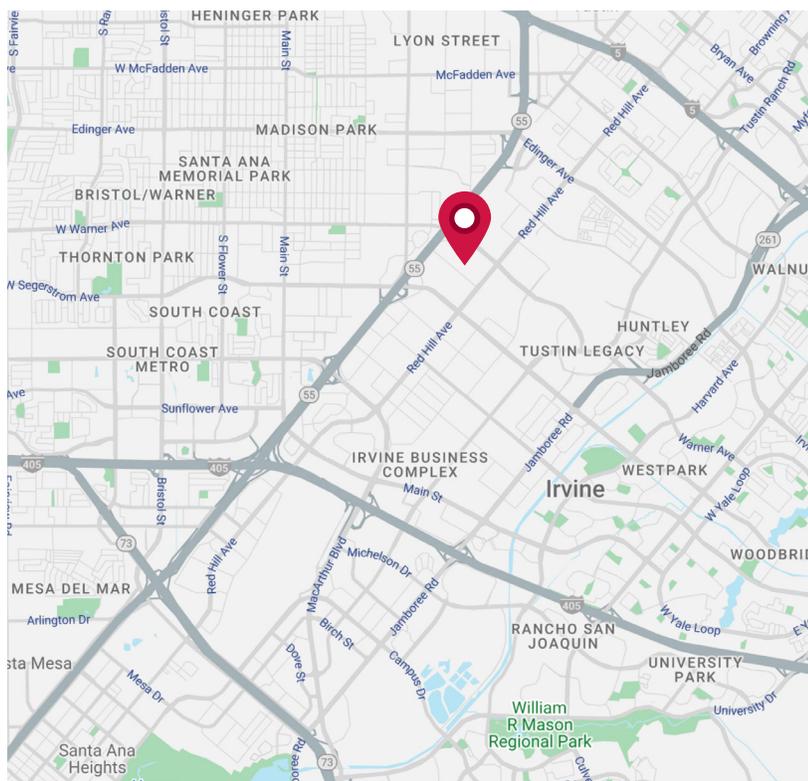
1901 CARNEGIE AVENUE, UNIT 1-JK, SANTA ANA

4,400 SF DUAL-TENANT INDUSTRIAL CONDO



PROPERTY FEATURES

- **±4,400 SF Dual-Tenant Industrial Condo**
- 2 Ground Level Doors
- 16' Clear Height
- 400 Amps (verify)
- Dual Tenant Capability
- 2.8:1000 Parking Ratio
- Excellent 55, 405 & 5 Freeway Access
- Excellent Owner-User or Investment Opportunity
- **Asking Price: \$1,606,000**



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

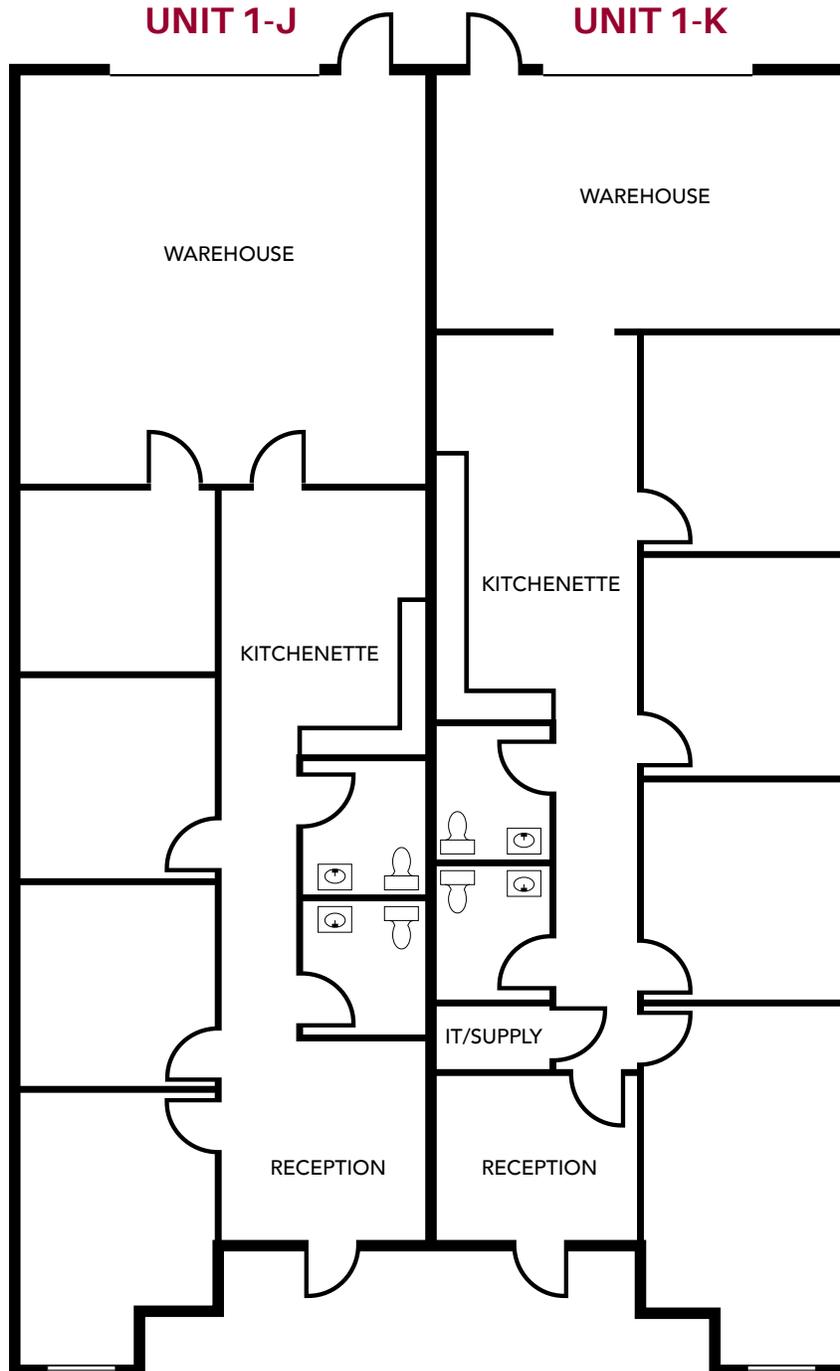
ORANGE COUNTY INDUSTRIAL

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FLOOR PLAN



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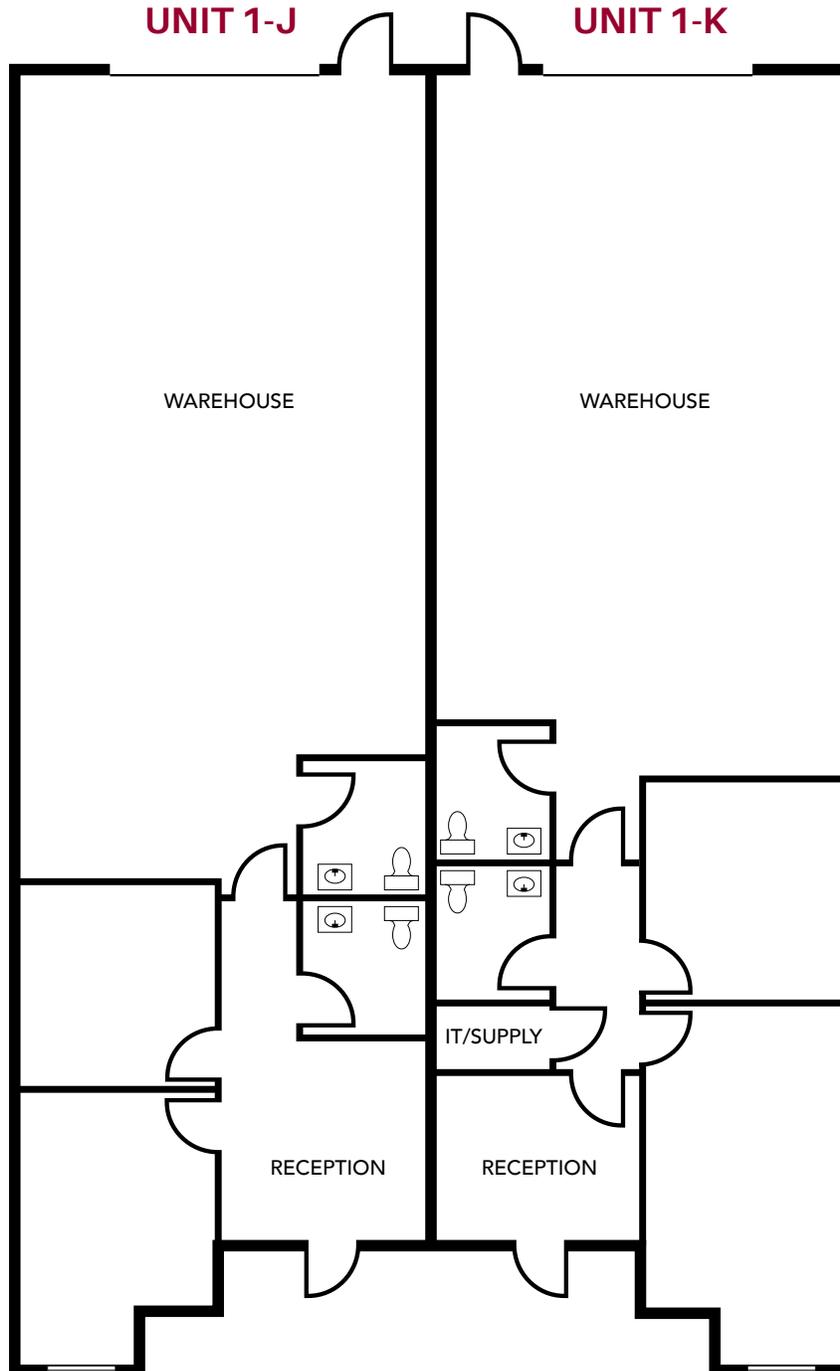
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HYPOTHETICAL FLOOR PLAN



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