

WARNER FAIRVIEW BUSINESS PARK

2300-2320 S. FAIRVIEW

2204-2230 S. FAIRVIEW

2901-2921 W. WARNER

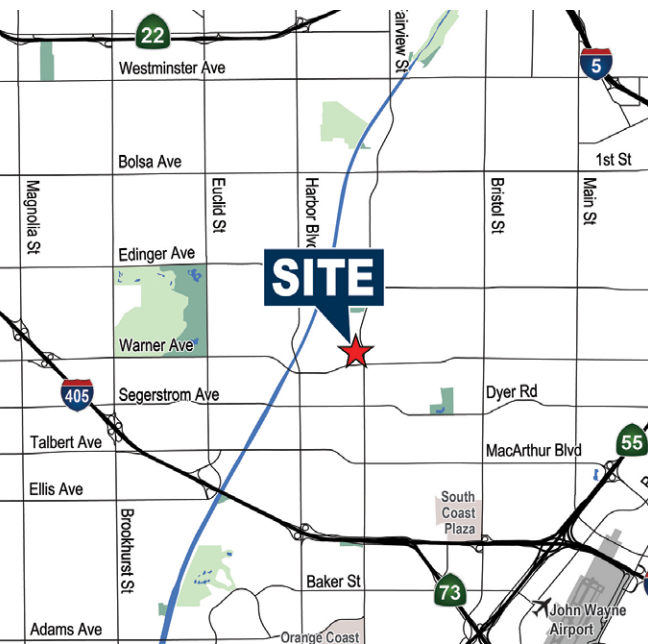
2201-2239 S. HURON

2901-2923 W. PENDLETON

2900-2922 W. PENDLETON

SANTA ANA, CA 92704

PROFESSIONALLY MANAGED BY:



INDUSTRIAL & OFFICE UNITS FOR LEASE

FOR ADDITIONAL
INFORMATION:

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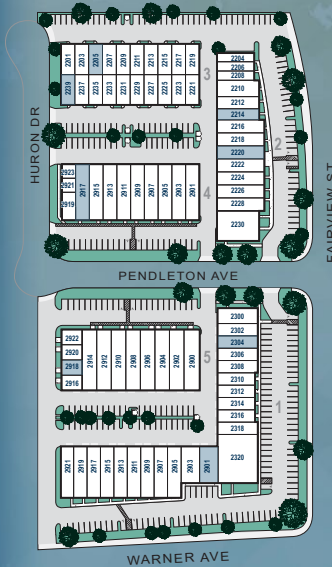
AVAILABLE UNITS

WAREHOUSE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2205 S. Huron Drive Santa Ana	1,111 SF	121 SF	\$1.59 PSF	\$1,766.00 Plus CAM*	Private office/reception area, restroom, and warehouse with ground level loading door.
2239 S. Huron Drive Santa Ana	1,237 SF	129 SF	\$1.59 PSF	\$1,967.00 Plus CAM*	Private office/reception area, restroom, and warehouse with ground level loading door.
2220 S. Fairview Street Santa Ana	1,540 SF	269 SF	\$1.55 PSF	\$2,387.00 Plus CAM*	Private office/reception area, restroom, and warehouse with ground level loading door.
2214 S. Fairview Street Santa Ana	1,848 SF	348 SF	\$1.55 PSF	\$2,864.00 Plus CAM*	Large open area, restroom, and warehouse with ground level loading door.
2917 W. Pendleton Avenue Santa Ana	2,046 SF	310 SF	\$1.55 PSF	\$3,171.00 Plus CAM*	Private office/reception area, restroom, and warehouse with ground level loading door.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.15 PSF, subject to change.



Available

OFFICE UNITS

ADDRESS	TOTAL SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2918 W. Pendleton Avenue Santa Ana	825 SF	\$1.55 PSF	\$1,279.00 Plus CAM*	Large open area, two (2) private offices, and restroom.

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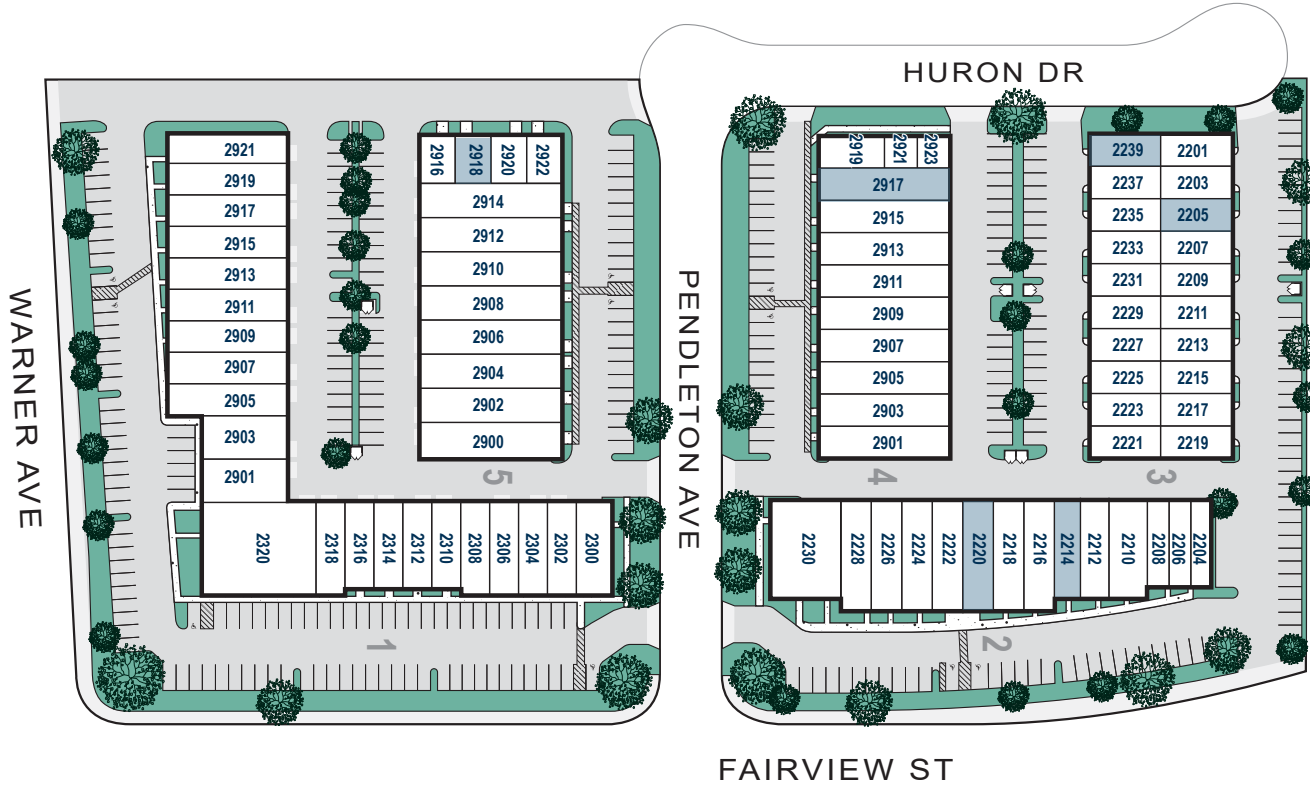


2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806

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SITE PLAN



■ Available

* Site plan may not be to scale.



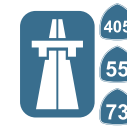
Pride of Ownership Asset
Professionally Managed
Business Park (on site)



±126,715 SF Office and
Industrial Units
(Units can be combined to
accommodate a variety of sizes.)



Major Street
Frontage and
Identity



405
55
73
Excellent
Access
to Freeways



2.4 / 1,000
Parking Ratio



14' min.



Functional Site Loading
and Circulation



60-200 AMPS, Distributed
110/208 Volt 3 Phase Power
(verify)



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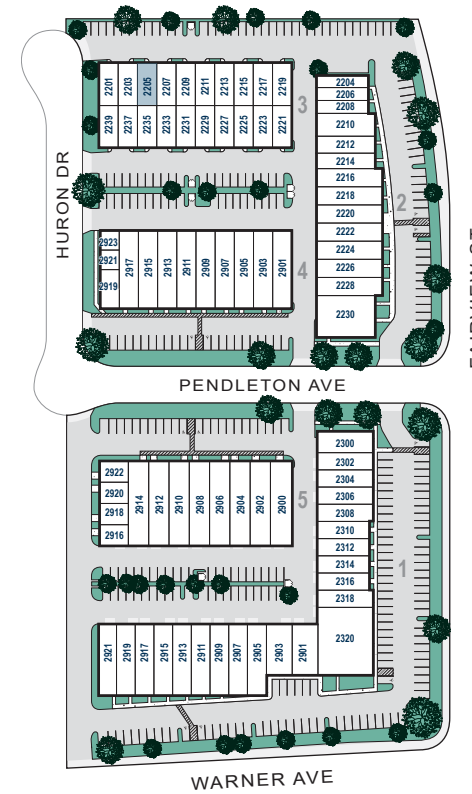
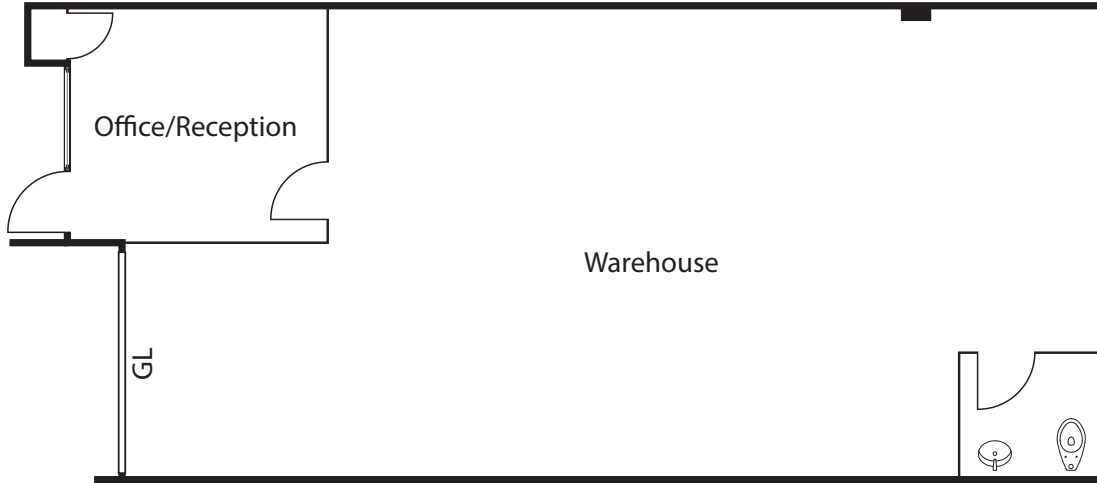
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2205 S. HURON DRIVE



* Floor plan and site plan may not be to scale.

±1,111 SF

±121 SF

14' MIN.

60 AMPS (VERIFY)

1 GL

UNIT FEATURES:



- » ±1,111 SF Industrial Unit
- » ± 121 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 60 Amps, 110/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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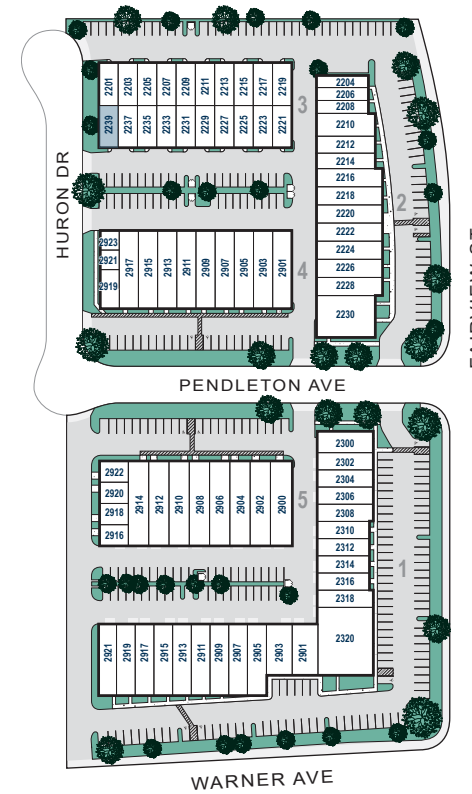
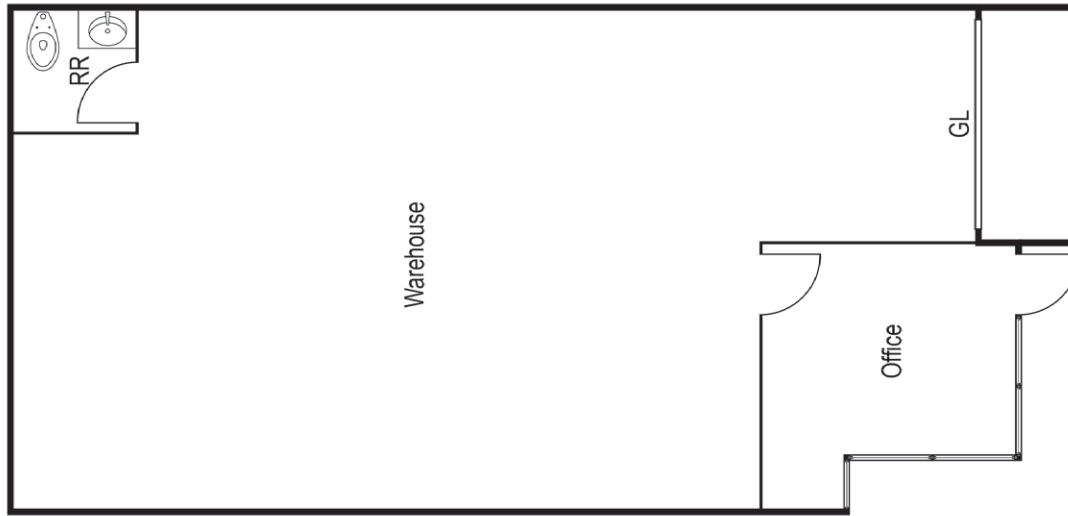
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2239 S. HURON DRIVE



±1,237 SF

±129 SF

14' MIN.



100 AMPS (VERIFY)



1 GL

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UNIT FEATURES:



- » ±1,237 SF Industrial Unit
- » ± 129 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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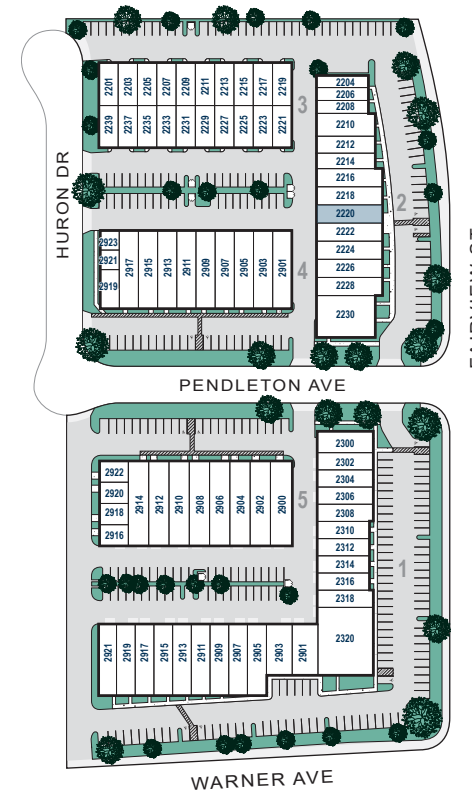
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2220 S. FAIRVIEW STREET



±1,540 SF

±269 SF

14' MIN.

100 AMPS (VERIFY)



1 GL

UNIT FEATURES:



- » ±1,540 SF Industrial Unit
- » ± 269 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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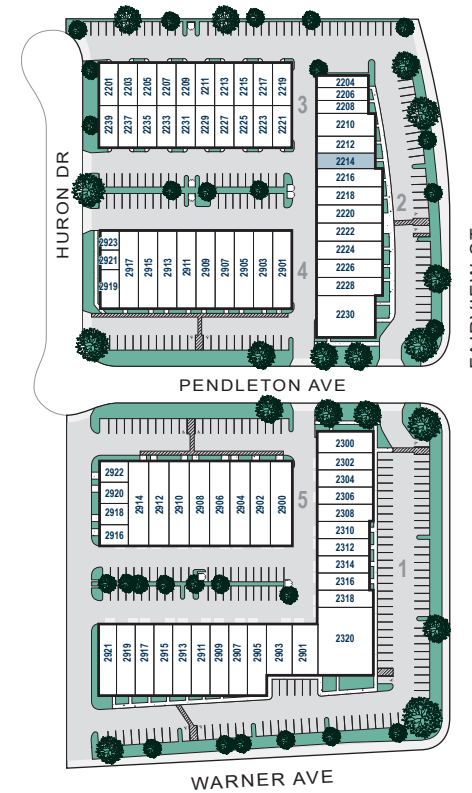
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2214 S. FAIRVIEW STREET



±1,848 SF

±348 SF

14' MIN.

100 AMPS (VERIFY)



1 GL

UNIT FEATURES:



- » ±1,848 SF Industrial Unit
- » ± 348 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 110/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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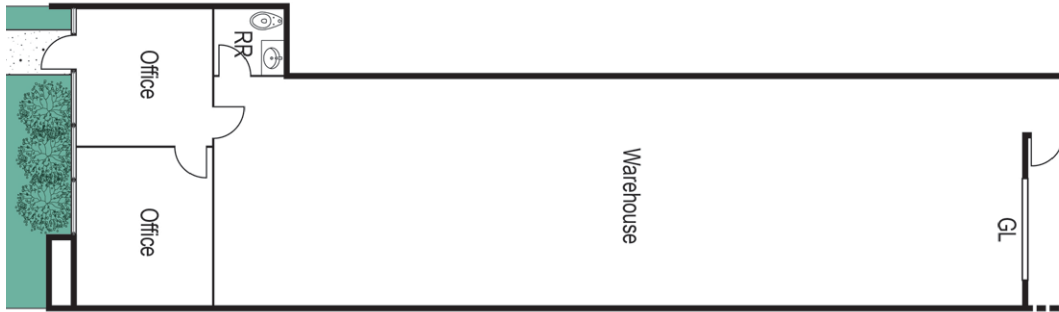
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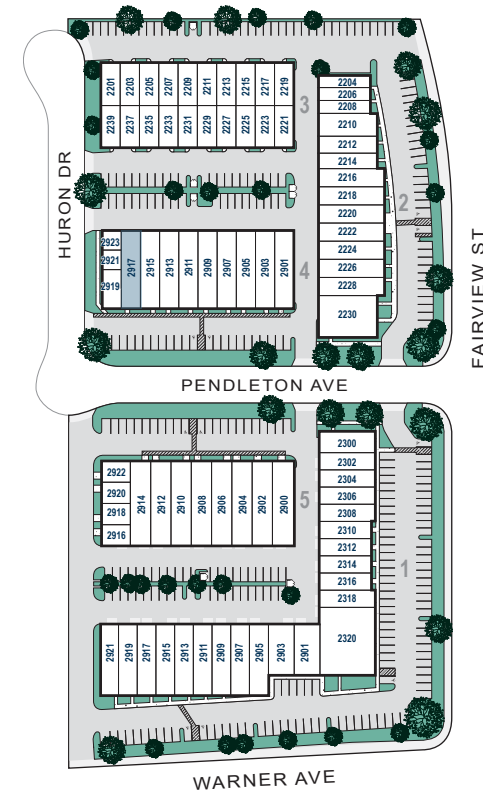
2917 W. PENDLETON AVENUE



UNIT FEATURES:



- » ±2,046 SF Industrial Unit
- » ± 310 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 110/208 Volt, 3 Phase Power (verify)



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±2,046 SF

±310 SF

14' MIN.

100 AMPS (VERIFY)

1 GL

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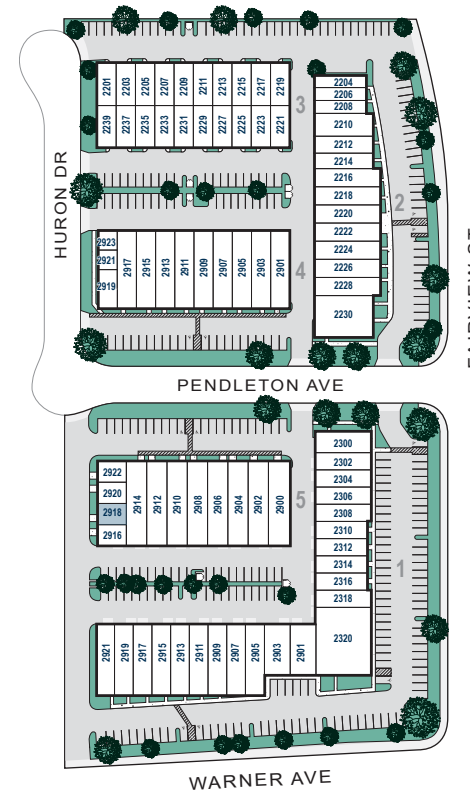
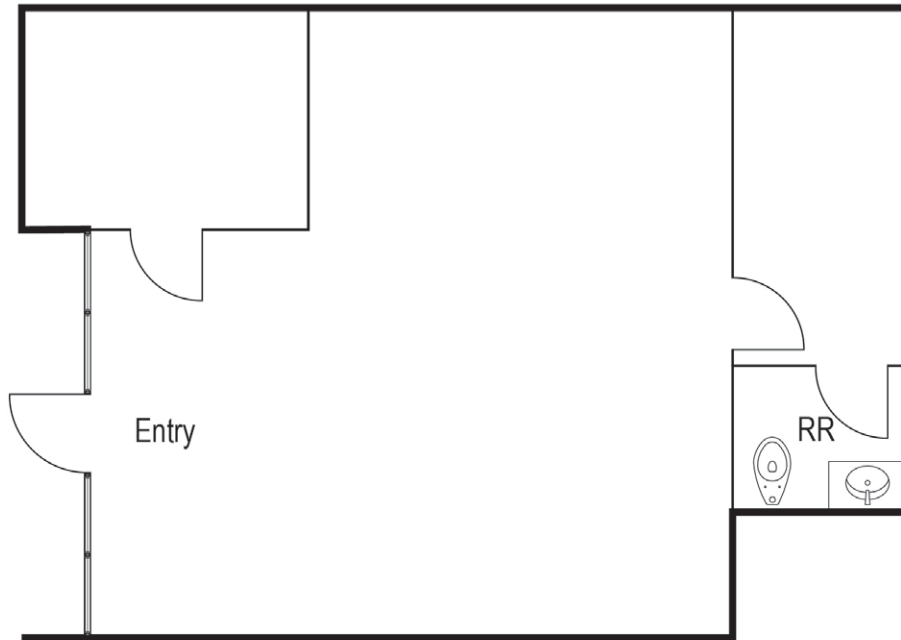
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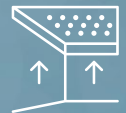
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2918 W. PENDLETON AVENUE



±825 SF



8' FINISHED CEILING



100 AMPS (VERIFY)

UNIT FEATURES:

- » ±825 SF Office Unit
- » 1 (one) Private Office
- » 1 (one) Restroom
- » 8' Finished Ceiling
- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » Updated 100 Amps, 110/208 Volt, 3 Phase Power (verify)
- » M1 Zoning (verify)

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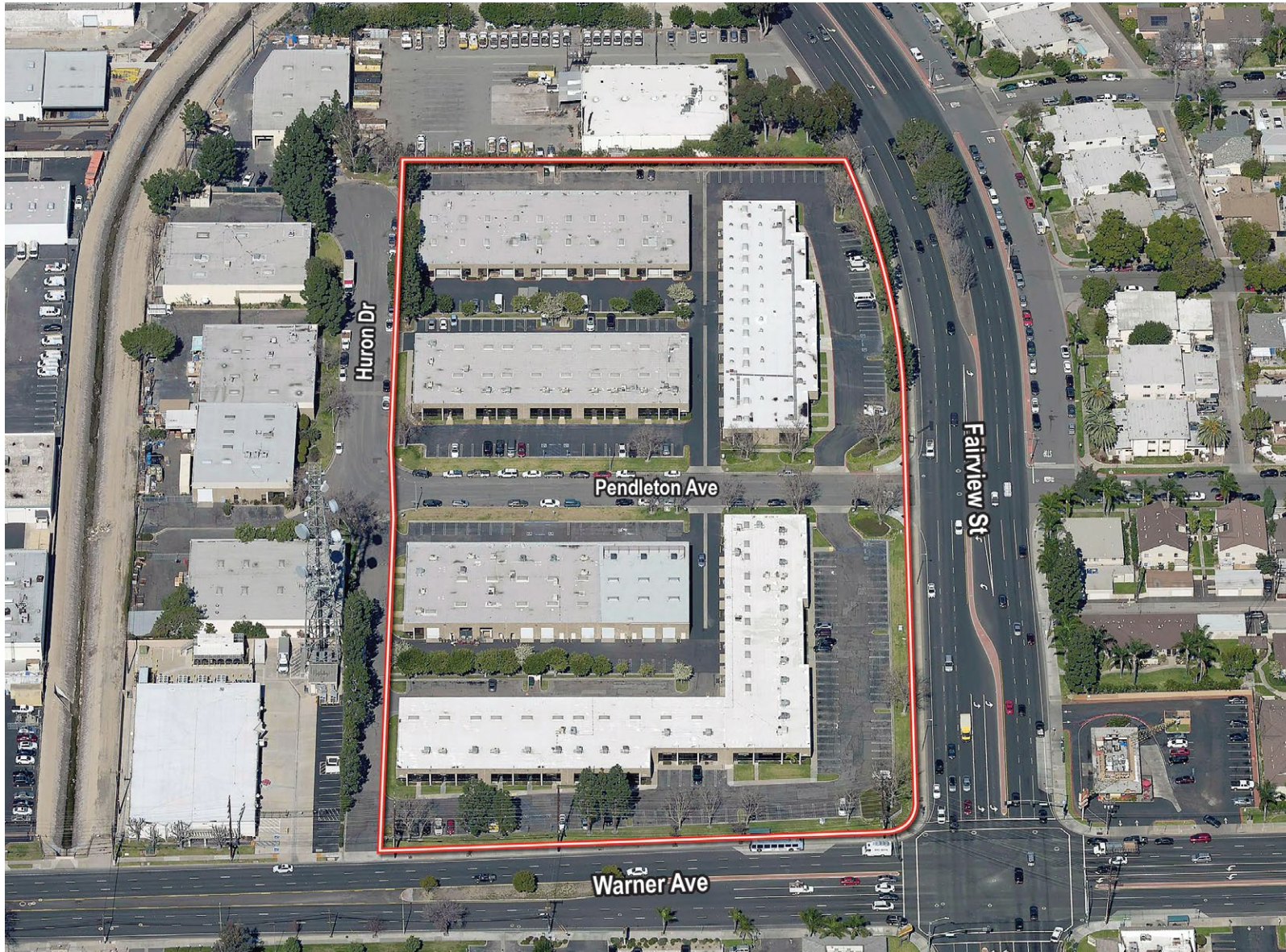
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AERIAL



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