

For Lease

Industrial

34,854 Sq. Ft.
Santa Ana



2313 S. Susan St. – Santa Ana

Manufacturing / Warehousing / Industrial



- Double Truck Well
- Ample Parking
- 1000 Amp 3 Phase Power
- Fire Sprinklers
- Drive-around Access w/Yard
- Screen Printer Ready

FULL COMMISSION TO BROKERS

This property is offered subject to leasing or removal from market without prior notice.



(949) 752-2100

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BUILDING SIZE-Sq. Ft.	34,854
Offices - Sq.Ft.	6,500
Warehouse - Sq.Ft.	28,354
Land Area - Sq.Ft.	P.O.L.B.

AMENITIES:

Clearance	19'-6"/14'-0"
Coffee Bar/Lunch Area	YES
Fenced Yard	YES
Free Standing	NO
HVAC	Offices
Overhead Doors - G.L.	3-10'x10'/2-12'x14'
Overhead Doors - D.H.	2-8'x10'
Parking Spaces	106*
Power	1000 Amp/3PH
Restrooms - Office	4
Restrooms - Warehouse	2
Skylights - Warehouse	YES
Space Heaters	NO
Sprinklered	YES
Trash Enclosure	YES
Warehouse Lighting	Fluorescent
Will Amortize Add'l T.I.'s	YES

Available	Call
To Show	Call

*Street Parking Also Available

