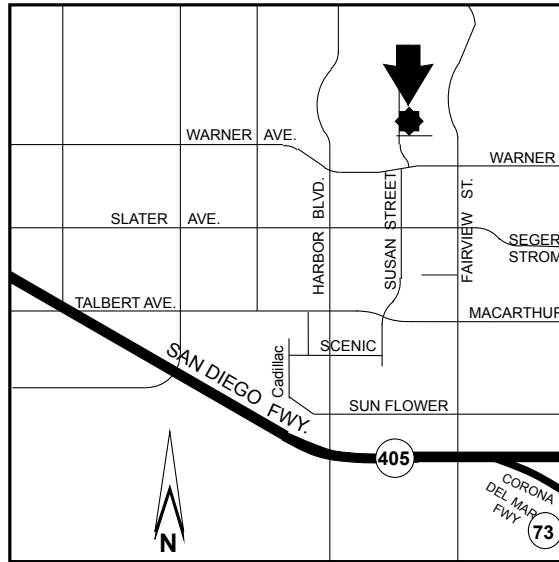


34,854 SQ. FT. - Santa Ana
 Industrial/Manufacturing/Warehouse
2313 South Susan Street

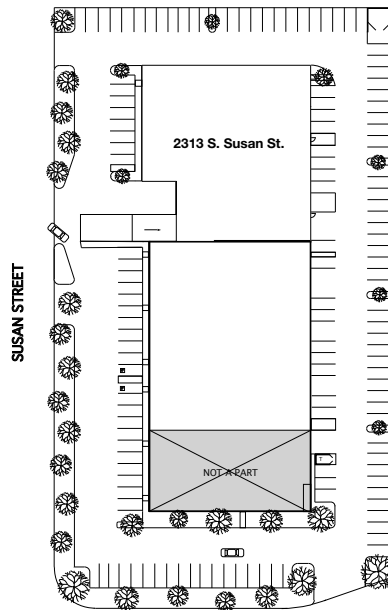
FOR LEASE

- Double Truck Well
- 19'-6"/14'-0" Clearance
- 1000Amp/3Ph Power
- Screen Printer Ready
- 360° Site Circulation
- Fire Sprinklers

2313 South Susan Street Santa Ana	
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	2
Restrooms - Warehouse	6
Skylights - Warehouse	NO
Space Heaters	NO
Sprinklered	YES
Trash Enclosure	YES
Warehouse Lighting	Fluorescent
Will Amortize Add'l T.I.'s	YES
AVAILABLE	CALL
LOK BOX	CALL



AREA MAP



SITE PLAN

Floor Plan
and Details
on Reverse

*All Dimensions Are Approximate; Drawings Not To Scale
 Street parking also available

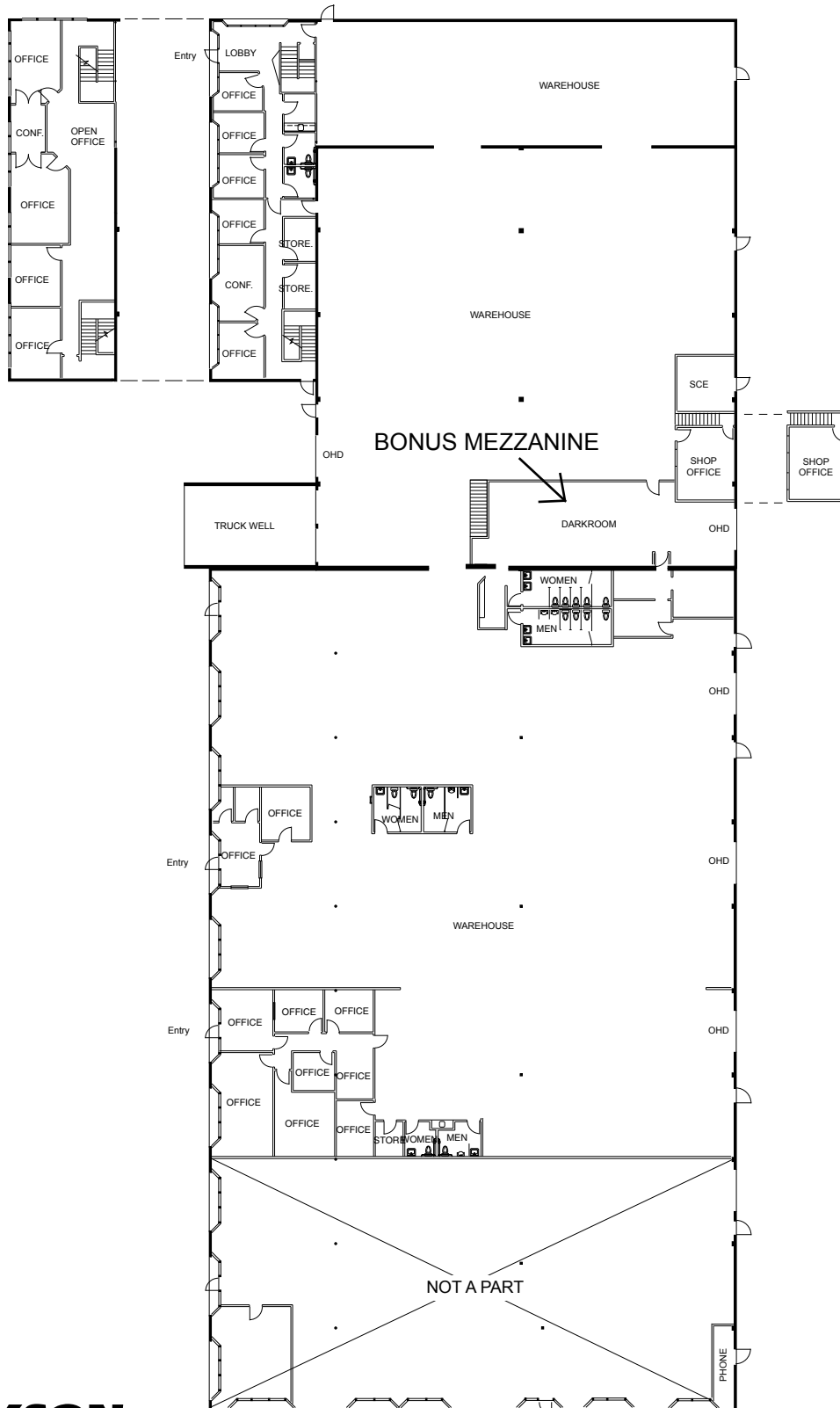
ISIDORE C. MYERS
 JOSEPH A. **ERICKSON**
 Properties, Inc.

FULL COMMISSION TO BROKERS

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

2313 South Susan Street

FLOOR PLAN



ISIDORE C.
MYERS
JOSEPH A. **ERICKSON**
Properties, Inc.

All Dimensions Are Approximate; Drawings Not To Scale