

For Lease

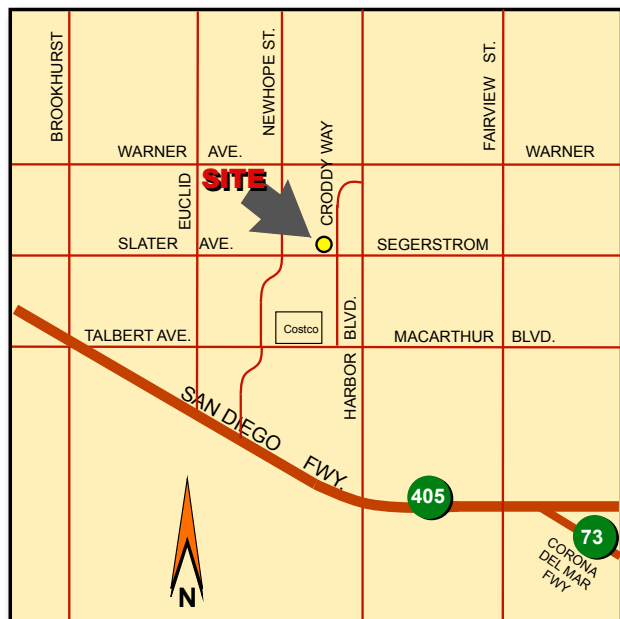
Industrial

2,304 Sq. Ft.
Santa Ana



4001 W. Segerstrom Ave. – Santa Ana

Manufacturing / Warehousing / Industrial



- Corner Location
- High Visibility Location
- Air-conditioned Offices
- Good Freeway Access
- 11'-9" Clearance
- Limited Retail Sales

FULL COMMISSION TO BROKERS

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



(949) 752-2100

For Lease

Industrial

2,304 Sq. Ft.
Santa Ana

4001 W. Segerstrom Ave. Santa Ana

BUILDING SIZE-Sq. Ft.	2,304
Offices - Sq.Ft.	520
Warehouse - Sq.Ft.	1,784
Land Area - Sq.Ft.	P.O.L.B.

AMENITIES:

Clearance	11'-9"
Coffee Bar/Lunch Area	NO
Fenced Yard	NO
Free Standing	NO
HVAC	Offices
Overhead Doors - G.L.	2-10'x10'
Overhead Doors - D.H.	0
Parking Spaces	5*
Power	400 Amp/3PH
Restrooms - Office	0
Restrooms - Warehouse	2
Skylights - Warehouse	YES
Space Heaters	NO
Sprinklered	NO
Trash Enclosure	YES
Warehouse Lighting	Fluorescent
Will Amortize Add'l T.I.'s	YES

Available	Call
To Show	Call

*Street Parking Also Available

