

Broker's News

Lease Property Information

September 2004

WARNER-SUSAN BUSINESS PARK PROFILE

Consisting of approximately 100,000 square feet of industrial space in southwest Santa Ana, the Warner-Susan Business Park offers amenities that will be attractive to a wide variety of your industrial and commercial clients.

The beautifully landscaped business park is conveniently located south of Warner Avenue midway between Fairview Street and Harbor Boulevard offering quick access to three freeways.

The park offers facilities ranging in size from multi-tenant units that are approximately 2,000 square feet to free-standing buildings over 10,000 square feet. Many of the buildings have fenced yards while all have good truck access and ground level loading.

The Warner-Susan Business Park is located in Santa Ana's Enterprise Zone and has a strong local labor force.

Long term companies in the Park include US Healthworks' industrial medical clinic, Polyclad Laminates and Seven Locks Press.

Currently, we have two buildings available for lease. The first is the 9,000 square foot premises at 2435 S. Anne Street and the other is at 3202 W. Warner Avenue and is 3,200 square feet in size.

The floor plans and specifications for both facilities are available on our website at www.icmyers.com. As with all of our available properties, **full commissions** are promptly paid to all procuring brokers.



Warner-Susan Business Park, Santa Ana, CA



Owners ■ Managers ■ Developers

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

A Word from Don Davis



We take pride in providing a fast turnaround on requests from brokers for information regarding our available properties. It is our goal to respond as quickly as possible to make sure the broker has the information his/her client needs to help them in the decision making process of finding just the right space.

Our website is one more tool that helps us accomplish that goal. If you haven't been there yet, bookmark it at www.icmyers.com. You will find information about our company and a complete listing of our available properties, as well as other useful information for brokers and clients.

On the 'Available Properties' page is a photo and description of each available property along with a link to view or download that property's flyer and a link to download our lease application.

On the 'Broker Info' page you will find our acquisition criteria, a sample of our lease commission agreement and past copies of our newsletter, Broker's News.

Anytime you need fast information to present to your client about one of our properties or want to share with them the background of Myers-Erickson Properties, Inc. just click on our website.

Izzy Issisms

It takes a lifetime to earn a good reputation; one foolish act can ruin it. Honesty is the best policy. If your goal is to earn a reputation for honest dealing, practice the highest ethical and moral standards.

Isidore C. Myers

**ISIDORE C.
MYERS
JOSEPH A. ERICKSON**
Properties, Inc.
(949) 752-2100

Available Properties

We currently have the following industrial properties available for lease:

| | |
|---|----------|
| 1415 E. McFadden Avenue, Suite E, Santa Ana | 1,848 SF |
| 3202 W. Warner Avenue, Santa Ana | 3,200 SF |
| 2435 S. Anne Street, Santa Ana | 9,000 SF |

Contact Joe Erickson at (949) 752-2100 or log onto our website at: www.icmyers.com for additional information.

MYERS ERICKSON PROPERTIES INC
2 UPPER NEWPORT PLAZA DR
NEWPORT BEACH CA 92660 2629