

FOR LEASE ± 6,642 SF

INDUSTRIAL UNIT WITH MAJOR STREET FRONTAGE

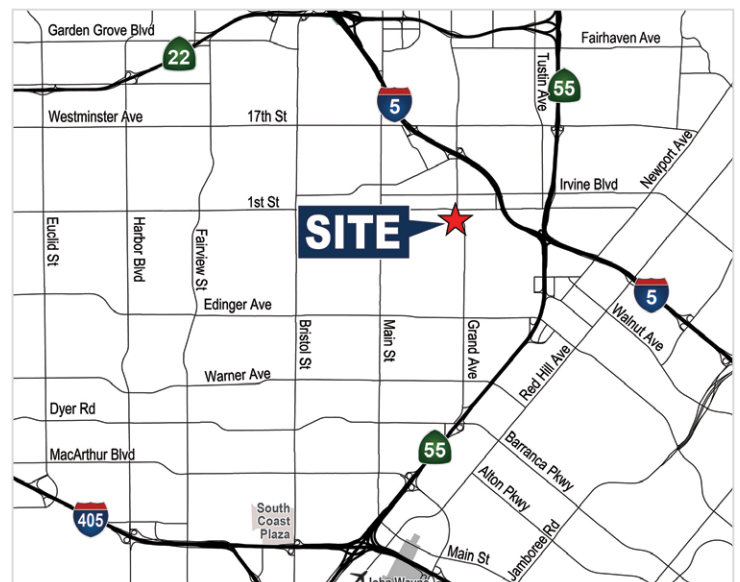
214 S. Grand Ave., Santa Ana, CA



FULLY REFURBISHED AND READY FOR OCCUPANCY

Property Features

- ±6,642 Square Foot Industrial Unit
- ±1,558 Square Foot Office/Showroom Area
- ±5,084 Square Feet Warehouse
- Major Street Frontage on Grand Avenue
- Two (2) Ground Level Loading Doors
- 2:1,000 Parking Ratio
- Excellent Access to the 5, 55 and 22 Freeways
- Drive Around Building with Large Truck Access
- 400 Amps (120/208 Volt) Power (Verify)
- Professionally Maintained Property
- Natural Gas Service
- Full Glass Storefront
- \$0.06 Per Square Foot Common Area Maintenance (CAM)



MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner

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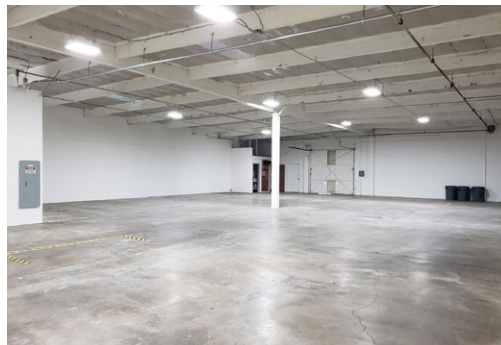
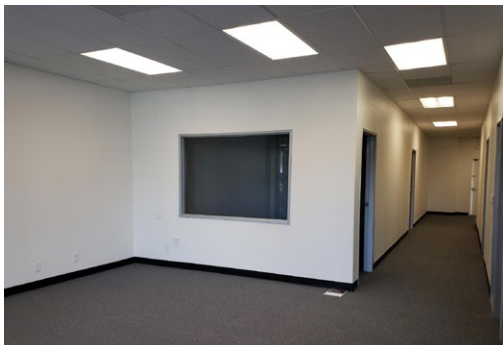
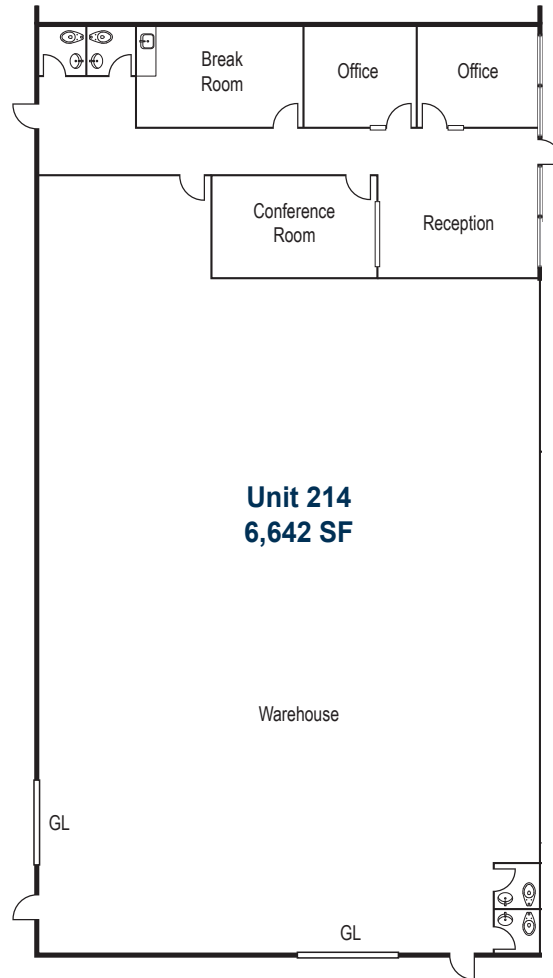
Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

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