

INDUSTRIAL OWNER-USER OPPORTUNITY

2533 S. MAIN STREET SANTA ANA, CALIFORNIA 92707

A rare freestanding industrial property combining substantial secured yard area, functional warehouse space, and high-end creative office/mezzanine improvements.

OFFERED FOR SALE - PRICE UPON REQUEST

±16,754 SF

Industrial building

±39,477 SF

Lot area / ±0.91 acre

±20 FT

Clear height per property record

3

Truck doors, including one oversized double door

- Large fenced and paved yard
- Three truck doors + dock-high loading
- Main Street frontage and C2 zoning
- High-end office improvements
- Indoor basketball court / creative amenity
- APN 016-041-26

KAREN A. SUNDAY & ASSOCIATES, INC., BROKER

Commercial Real Estate Broker | CA-DRE Broker License 01883124

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PROPERTY OVERVIEW

BUILT FOR BUSINESS. FINISHED TO IMPRESS.



KEY PROPERTY FACTS

Building area
±16,754 SF

Year built
1965

Clear height
±20 FT per record

Parcel
016-041-26

Lot area
±39,477 SF / ±0.91 AC

Zoning
C2 - buyer to verify

Loading
3 truck doors + dock high

Parking
On-site surface parking

OWNER-USER ADVANTAGES

- Expansive secured yard suited to fleet, materials, equipment, or outdoor operations
- Upgraded creative office/mezzanine environment with lounge and collaborative workspace
- Three truck doors, including one oversized double truck door
- Dock-high loading plus gated yard access
- Flexible C2 setting with prominent Main Street presence

STRATEGIC SANTA ANA LOCATION

Central Orange County positioning near South Coast Metro, John Wayne Airport, and the region's major employment, distribution, and consumer corridors. Convenient access to the 55, 5, 405, and 73 freeways supports employees, customers, and logistics.

MARKET PROFILE

315,586

2025 Santa Ana population estimate

66.5%

Civilian labor-force participation

\$4.83B

2022 retail sales

\$401M

2022 transportation & warehousing revenue

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PROPERTY GALLERY

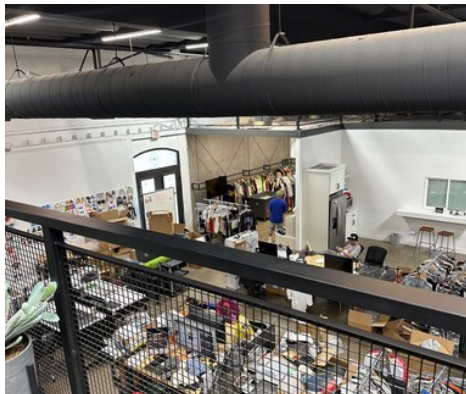
HIGH-END INTERIORS. SERIOUS YARD CAPACITY.



WAREHOUSE + AMENITY



INDOOR BASKETBALL COURT



MEZZANINE VIEW



SECURED PAVED YARD



ROLL-UP ACCESS

A DIFFERENTIATED INDUSTRIAL OFFERING

The improvements create a distinctive experience rarely found in a freestanding industrial building of this size. The combination of warehouse functionality, a dramatic open mezzanine, finished office/lounge areas, an indoor recreation amenity, and a large secured yard can appeal to creative industrial, apparel, showroom, distribution, production, automotive-adjacent, service, and other owner-user operations, subject to city approvals.

Not all personal property, furniture, equipment, containers, racks, or tenant/occupant items shown in photographs are included in the sale.

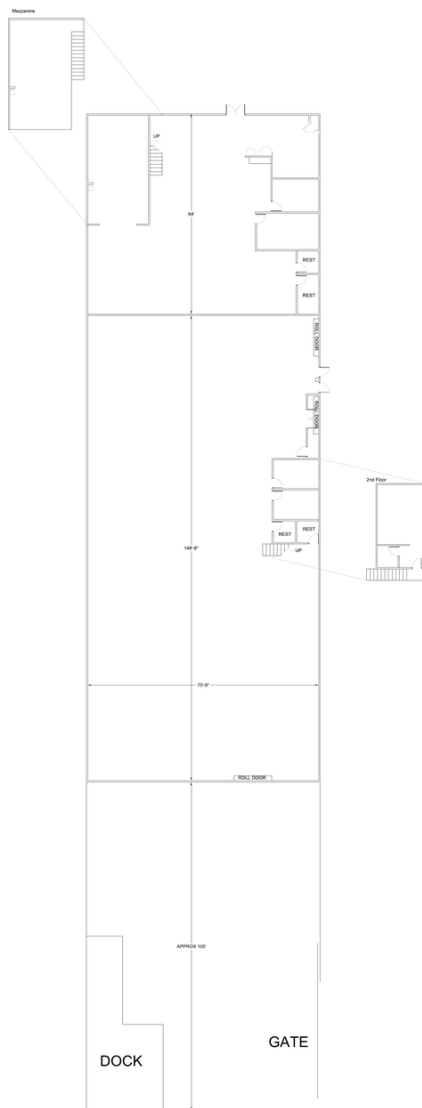
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CONCEPTUAL FLOOR PLAN

WAREHOUSE • OFFICE • MEZZANINE • YARD



PLAN HIGHLIGHTS

- Approx. 73'9" building width shown
- Approx. 148'8" primary warehouse length shown
- Approx. 105' yard depth shown
- Three truck doors
- One oversized double truck door
- Dock-high loading and secured gate
- Four restroom locations shown
- Separate mezzanine / second-floor areas

EXCLUSIVE LISTING BROKER



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Sunday**

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IMPORTANT INFORMATION

Building, lot, clear height, year built, door count, zoning, and related property facts are based on owner-provided information, public records, historical listing data, and the submitted conceptual plan. Office, warehouse, mezzanine, and yard measurements have not been independently verified. Mezzanine and other improvements may not be included in stated rentable building area. Buyer must independently verify all square footage, zoning, permitted uses, parking, loading, electrical service, fire/life-safety systems, environmental condition, permits, and suitability.

Santa Ana demographic source: U.S. Census Bureau QuickFacts, 2025 population estimate and 2020-2024/2022 data. Property offered at price upon request.

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