

# FOR SALE

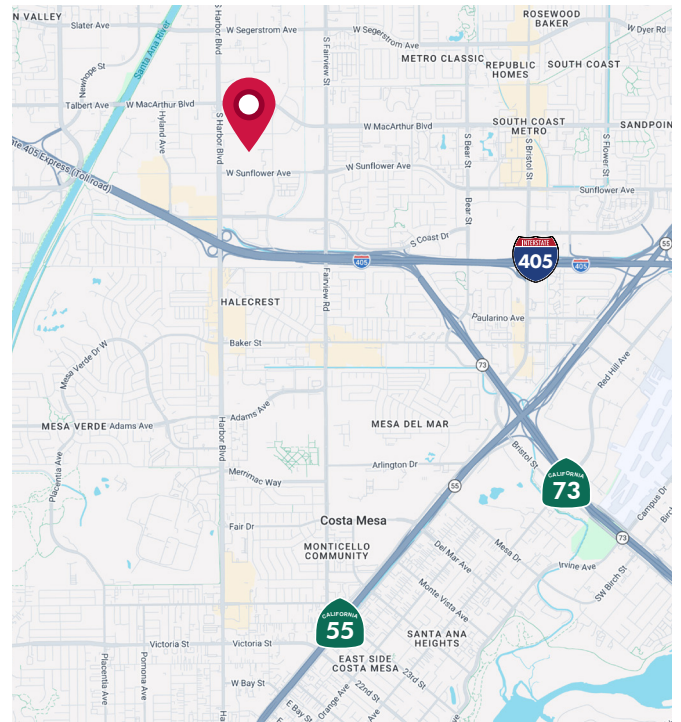
3512 LAKE CENTER DRIVE, SUITE B, SANTA ANA

±4,923 SF INDUSTRIAL BUILDING



## PROPERTY FEATURES

- ±4,923 SF Industrial Building
- ±1,500 SF of Single-Story Office
- 400 amps – 277/480v (*Buyer to Verify*)
- 18' Warehouse Ceilings
- 1 GL Door (12' x 12')
- Sprinklers - 0.12 GPM/1,500 SF
- 2.7:1,000 Parking Ratio
- Built in 1989
- Association Dues: \$727/Month
- **Asking Price: \$2,195,000**



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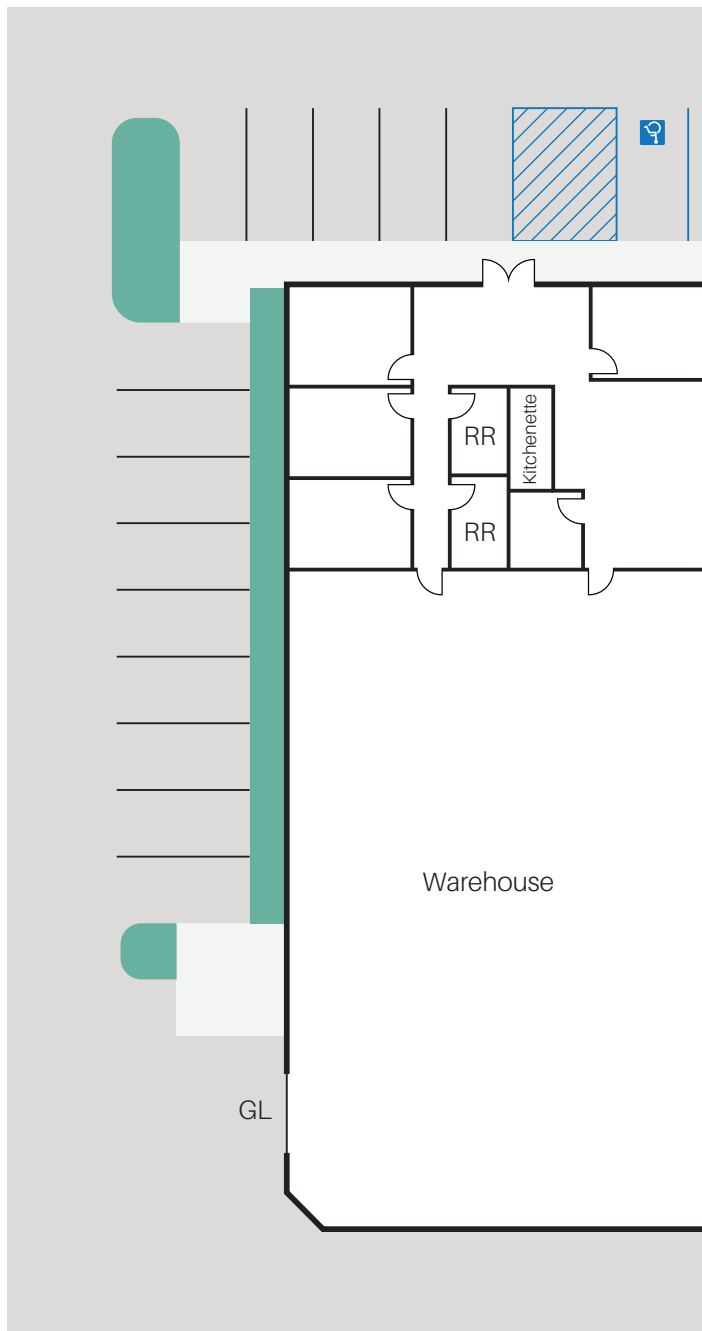
**ORANGE COUNTY INDUSTRIAL**

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±4,923 SF INDUSTRIAL BUILDING

## SITE PLAN



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