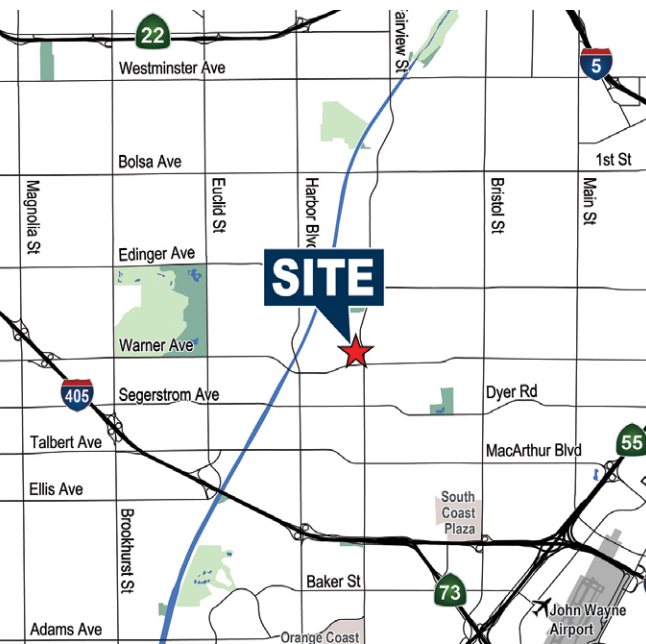


# WARNER FAIRVIEW BUSINESS PARK

2300-2320 S. FAIRVIEW  
2204-2230 S. FAIRVIEW  
2901-2921 W. WARNER  
2201-2239 S. HURON  
2901-2923 W. PENDLETON  
2900-2922 W. PENDLETON  
SANTA ANA, CA 92704

PROFESSIONALLY MANAGED BY:



## INDUSTRIAL & OFFICE UNITS FOR LEASE

FOR ADDITIONAL  
INFORMATION:

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# AVAILABLE UNITS

## WAREHOUSE UNITS

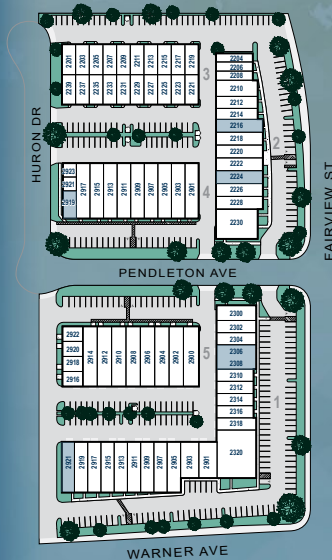


| ADDRESS                                   | TOTAL SIZE | OFFICE SIZE | ASKING RATE PSF | MONTHLY BASE RENT       | COMMENTS                                                                                               |
|-------------------------------------------|------------|-------------|-----------------|-------------------------|--------------------------------------------------------------------------------------------------------|
| 2216 S. Fairview Street<br>Santa Ana      | 1,540 SF   | ±275 SF     | \$1.52 PSF      | \$2,341.00<br>Plus CAM* | Office/reception area, restroom, and warehouse with ground level loading door.                         |
| 2224 S. Fairview Street<br>Santa Ana      | 1,540 SF   | ±265 SF     | \$1.52 PSF      | \$2,341.00<br>Plus CAM* | Office/reception area, restroom, and warehouse with ground level loading door.                         |
| 2921 W. Warner Avenue<br>Santa Ana        | 2,210 SF   | ±359 SF     | \$1.52 PSF      | \$3,359.00<br>Plus CAM* | Office/reception area, private office, restroom, and warehouse with ground level loading door.         |
| 2306/2308 S. Fairview Street<br>Santa Ana | 2,640 SF   | ±515 SF     | \$1.52 PSF      | \$4,013.00<br>Plus CAM* | Reception area, two private offices, two restrooms, and warehouse with two ground level loading doors. |

## OFFICE UNITS

| ADDRESS                               | TOTAL SIZE | ASKING RATE PSF | MONTHLY BASE RENT       | COMMENTS                                                                        |
|---------------------------------------|------------|-----------------|-------------------------|---------------------------------------------------------------------------------|
| 2919 W. Pendleton Avenue<br>Santa Ana | 1,007 SF   | \$1.34 PSF      | \$1,349.00<br>Plus CAM* | Reception area, two private offices, storage closet, and restroom. Corner suite |

\* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.22 PSF, subject to change.



☐ Available

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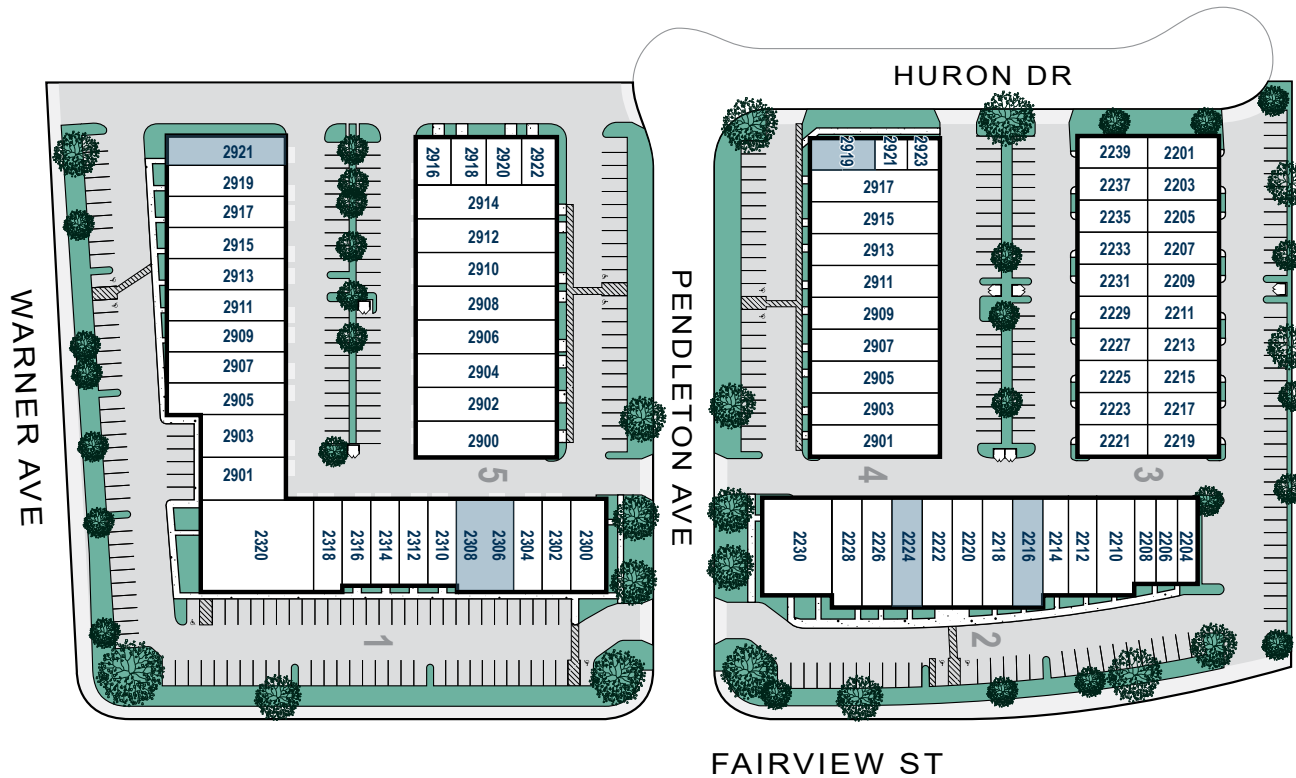
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# SITE PLAN



Available

\* Site plan may not be to scale.



Pride of Ownership Asset  
Professionally Managed  
Business Park (on site)



±126,715 SF Office and  
Industrial Units  
(Units can be combined to  
accommodate a variety of sizes.)



Major Street  
Frontage and  
Identity



Excellent  
Access  
to Freeways



2.4 / 1,000  
Parking Ratio



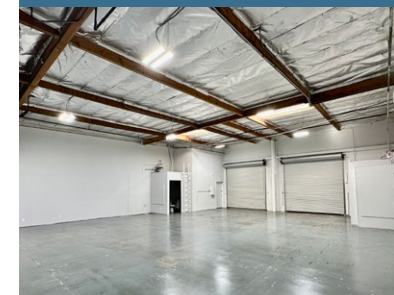
14' min.



Functional Site Loading  
and Circulation



60-200 AMPS, Distributed  
110/208 Volt 3 Phase Power  
(verify)



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# Voit

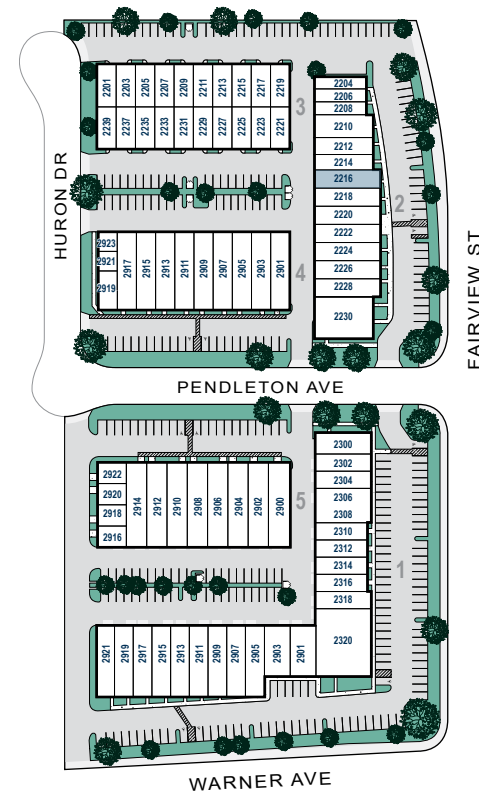
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# 2216 S. FAIRVIEW STREET



\* Floor plan and site plan may not be to scale.

## UNIT FEATURES:



- » ±1,540 SF Industrial Unit
- » ± 275 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)



±1,540 SF



±275 SF



14'  
MIN.



100 AMPS (VERIFY)



1 GL

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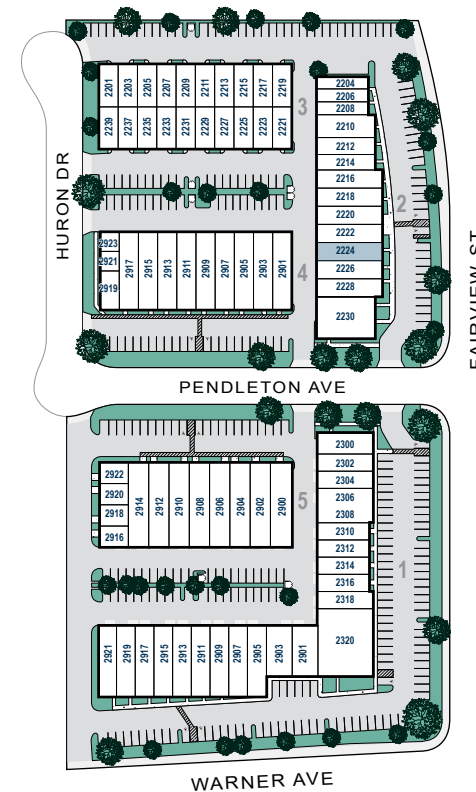
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# 2224 S. FAIRVIEW STREET



\* Floor plan and site plan may not be to scale.

## UNIT FEATURES:



- » ±1,540 SF Industrial Unit
- » ± 265 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)



±1,540 SF



±265 SF



14'  
MIN.



100 AMPS (VERIFY)



1 GL

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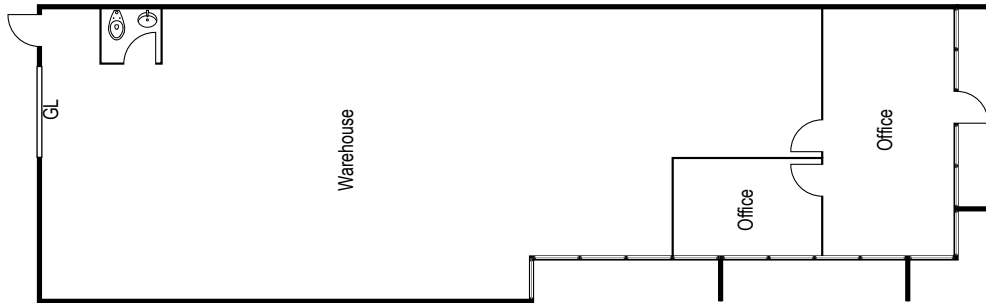
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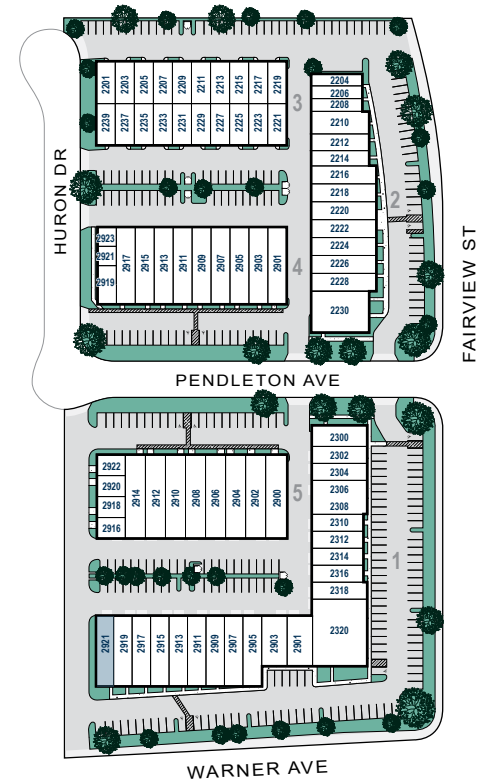
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# 2921 W. WARNER AVENUE



## UNIT FEATURES:

- » ±2,210 SF Industrial Unit
- » ±359 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)



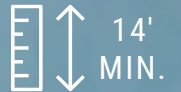
\* Floor plan and site plan may not be to scale.



±2,210 SF



±359 SF



14' MIN.



100 AMPS (VERIFY)



1 GL

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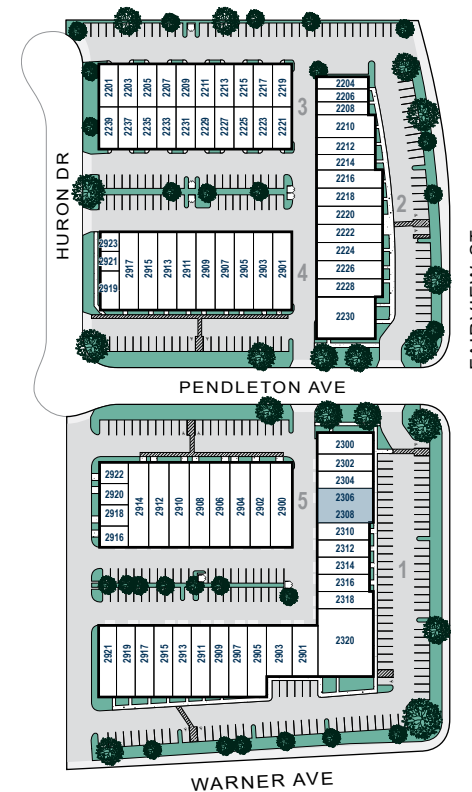
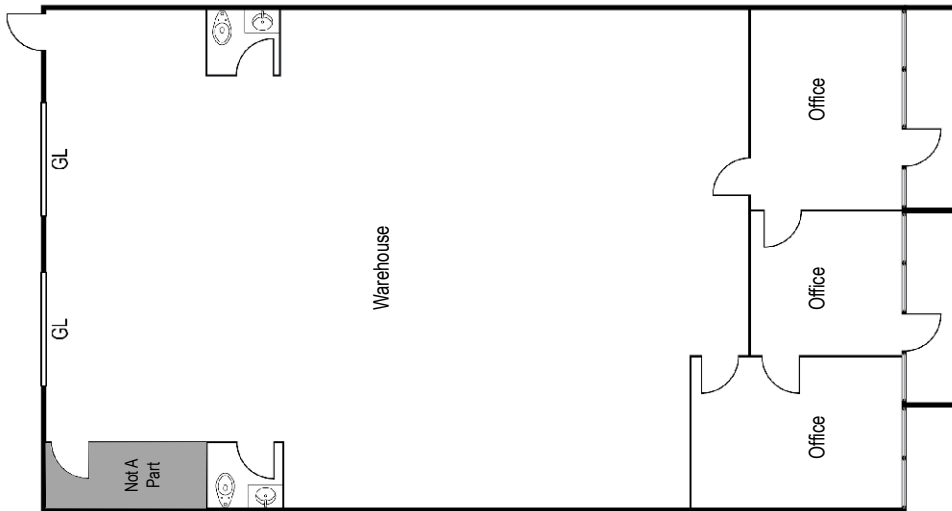
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# 2306/2308 S. FAIRVIEW STREET



±2,640 SF

±515 SF

14' MIN.

100 AMPS (VERIFY)



2 GL

## UNIT FEATURES:



- » ±2,640 SF Industrial Unit
- » ± 515 SF of Office Space
- » 2 (two) Restrooms
- » 2 (two) Ground Level Loading Doors
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

\* Floor plan and site plan may not be to scale.

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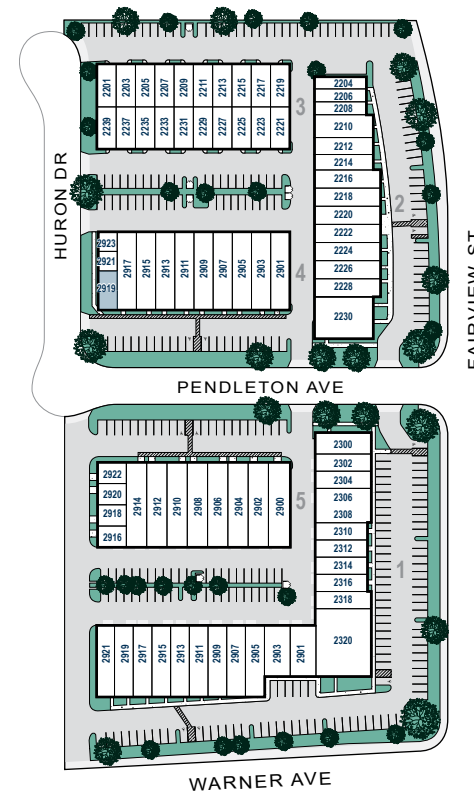
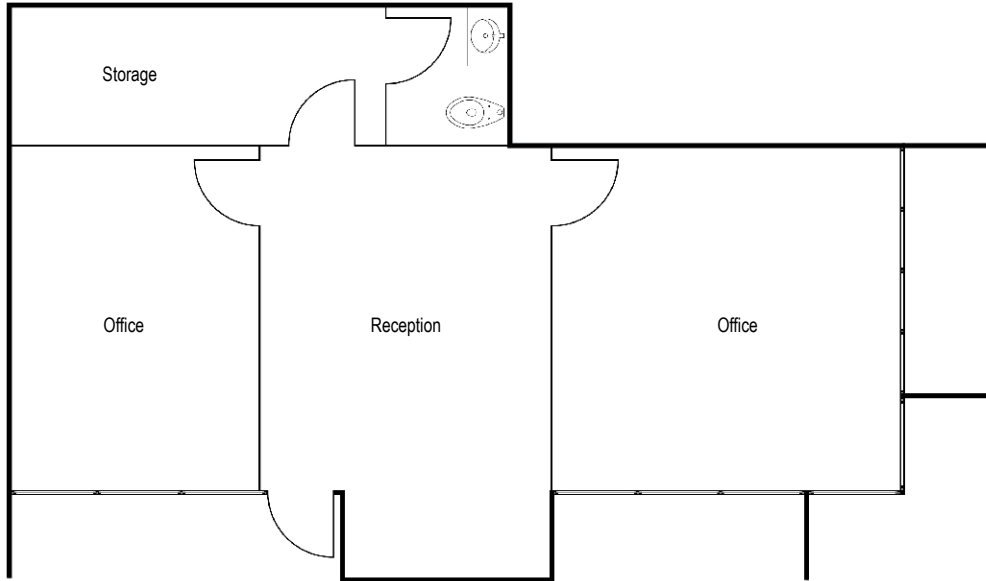
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# 2919 W. PENDLETON AVENUE



\* Floor plan and site plan may not be to scale.

## UNIT FEATURES:

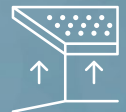


- » ±1,007 SF Office Unit
- » 1 (one) Restroom
- » 2 (two) Private Offices
- » Corner Suite
- » Storage Closet
- » Drive Around Building

- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)



±1,007 SF



8' FINISHED CEILING



100 AMPS (VERIFY)

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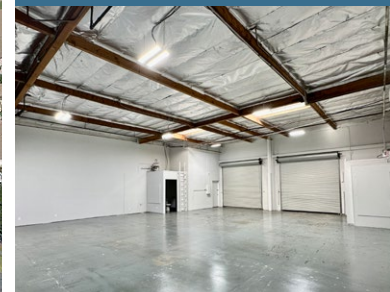
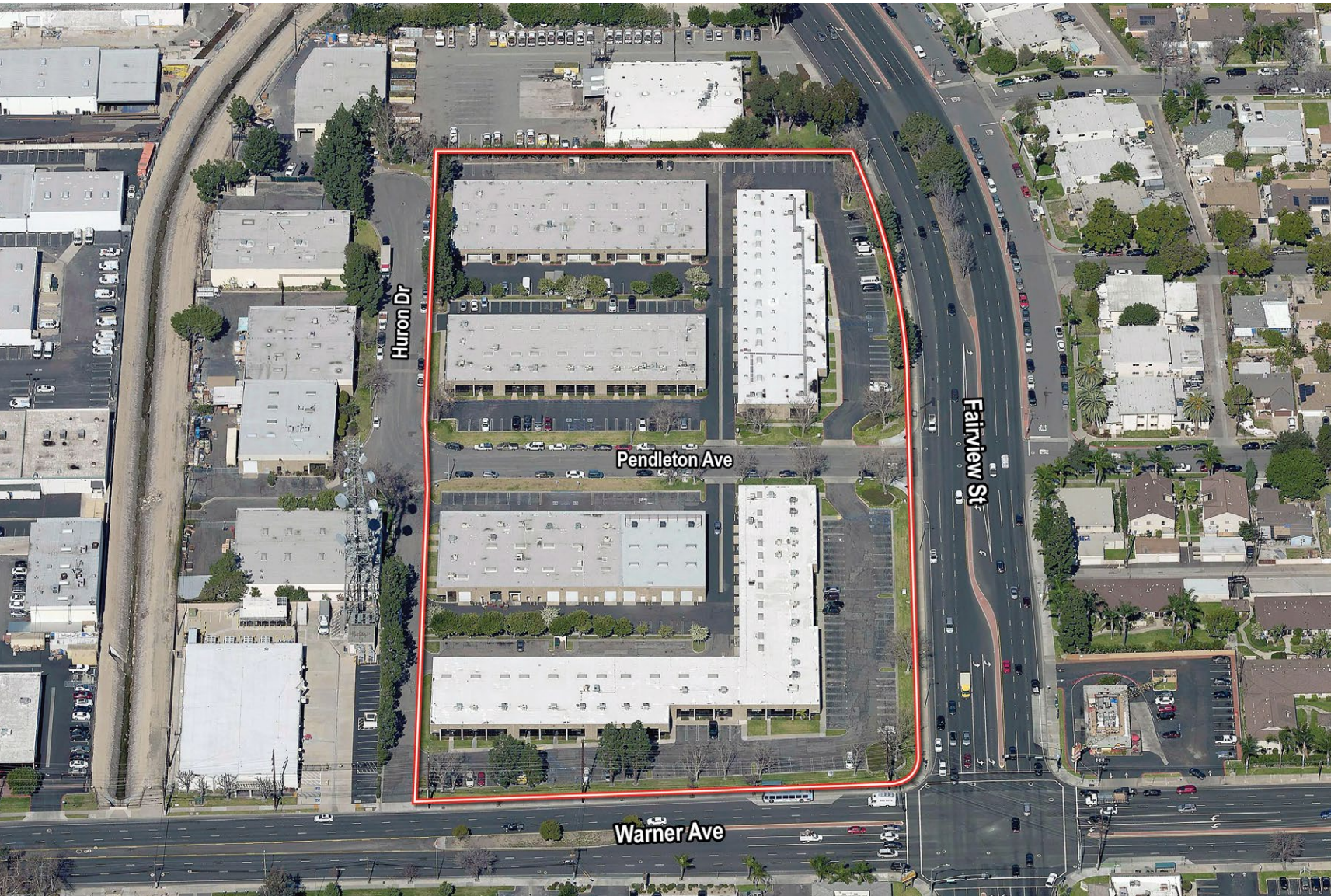
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# AERIAL



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