



# INDUSTRIAL CONDOS FOR LEASE

2001-2009 SOUTH GRAND AVENUE | SANTA ANA, CA

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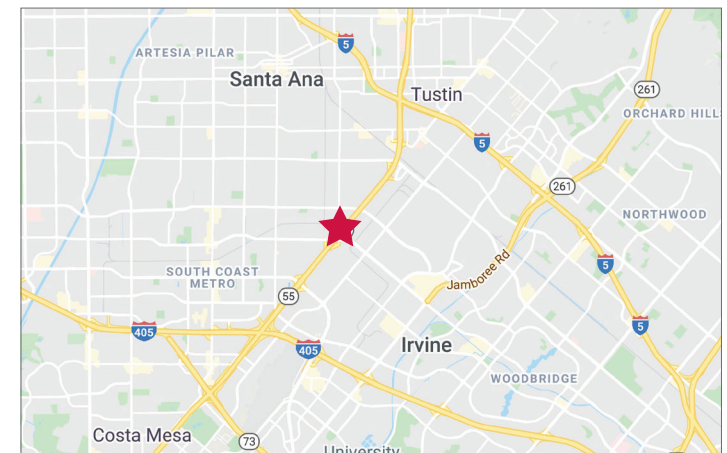
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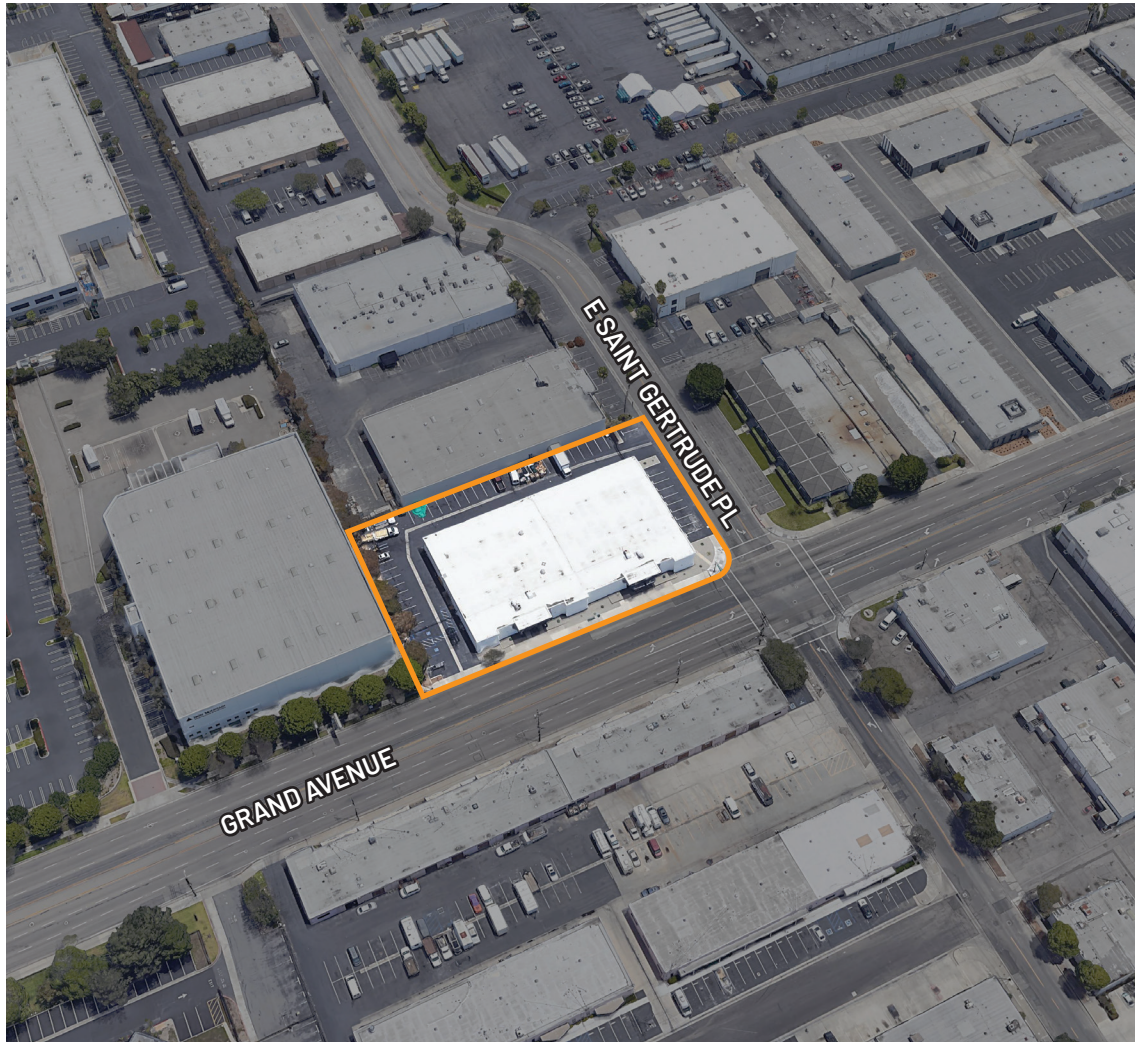
## PROPERTY FEATURES

- 2.1:1000 Parking Ratio
- **Measure X Cannabis Compliant**
- Private Fenced Yard Area
- Ground Level Loading Doors (10' x 14')
- 18' Clear Height
- Fronts Grand Avenue (24,000 Daily Vehicles)
- Heavy Industries Uses Allowed
- Roof Upgraded In 2016
- 200 Amps/480 3 Phase Upgradeable Power



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## AVAILABLE CONDOS

BUILDING	TOTAL SF	OFFICE %	LEASE RATE	NETS
2001 S GRAND	6,305	20%	LEASED	
2003 S GRAND	6,290	20%	\$1.60 NNN	\$0.30
2007 S GRAND	6,273	20%	LEASED	
2009 S GRAND	6,304	20%	\$1.60 NNN	\$0.30



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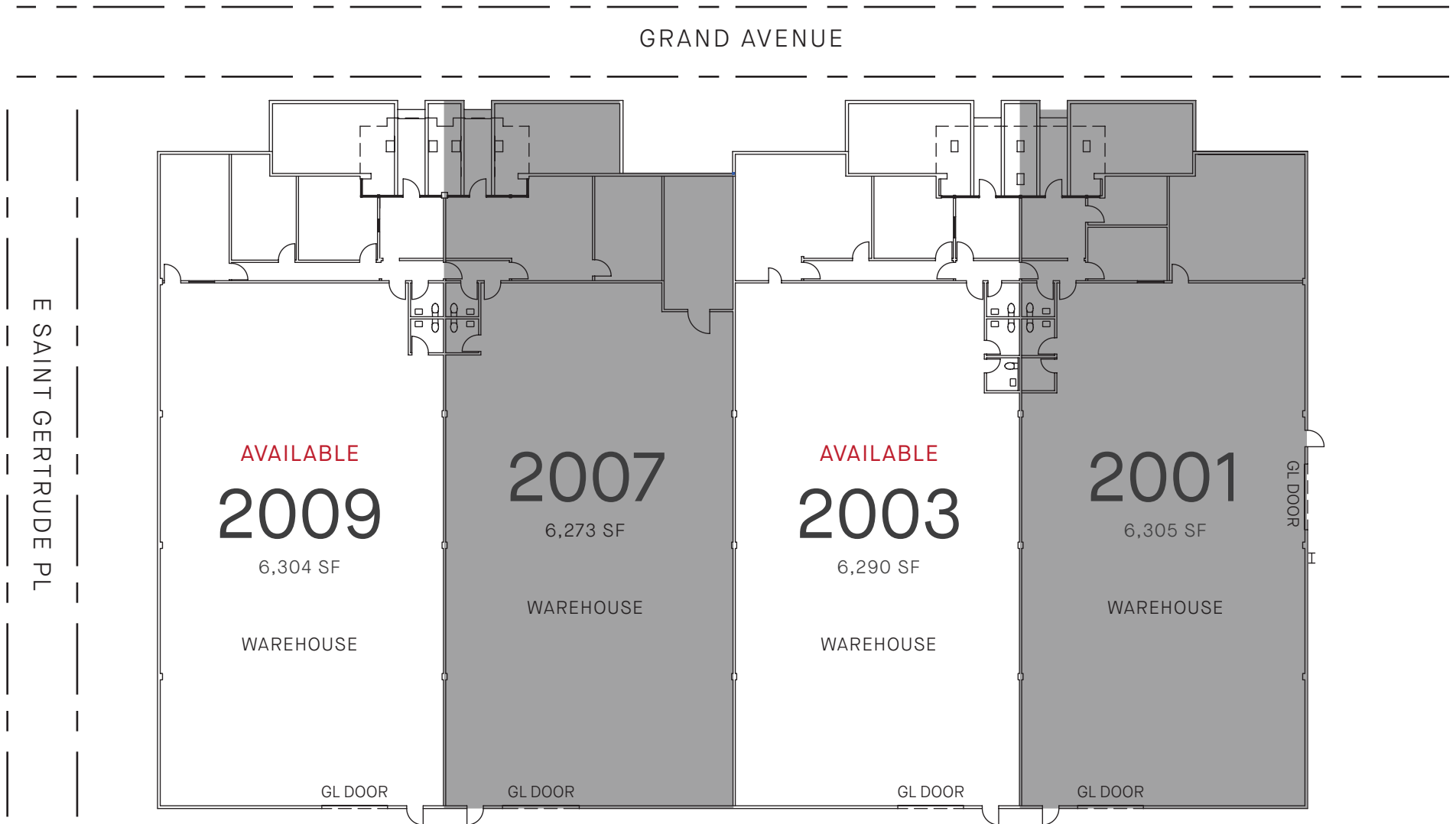


COMMERCIAL REAL ESTATE SERVICES

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