

# SOUTH COAST BUSINESS CENTER

3400, 3440, and 3480 W. Warner Ave. Santa Ana, CA 92704



FOR LEASE | HIGH-IMAGE OFFICE/INDUSTRIAL BUSINESS PARK

**MEADOWS**  
ASSET MANAGEMENT

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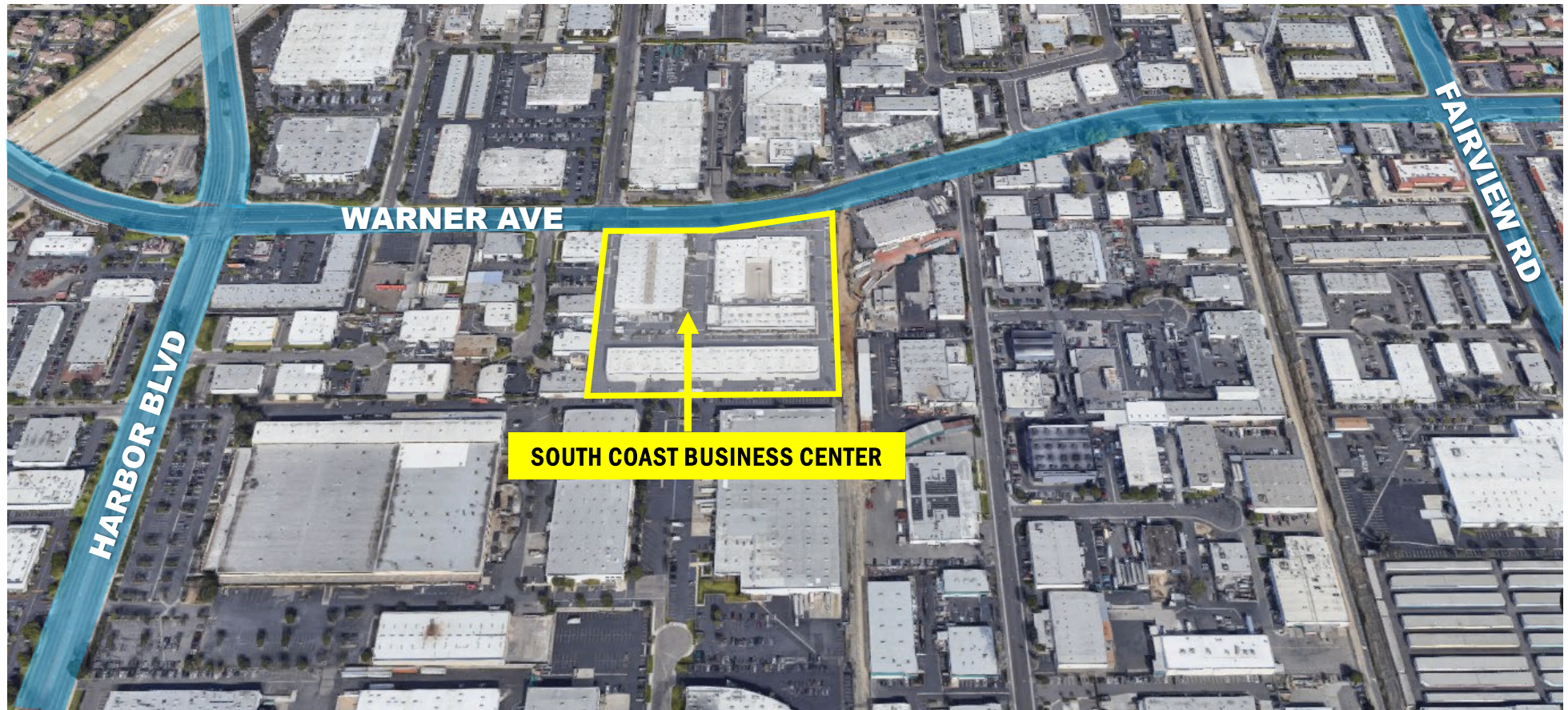
## PROPERTY HIGHLIGHTS

- High-Profile  $\pm 100$ K SF Multi-Tenant Industrial Office Park
- Onsite Self-Storage Facility ( $\pm 700$ -Units)
- Expansive Street Frontage on W. Warner Avenue
- Ample Parking to Support a Variety of Uses (up to 4:1,000)
- High-Traffic Location off Warner Ave. and Harbor Blvd.
- Proactive and Responsive Ownership
- Secure Property with Vehicle Gates for Afterhours Access Control, Night Patrol Service, Video Cameras, Onsite Self-Storage Property Management 24/7



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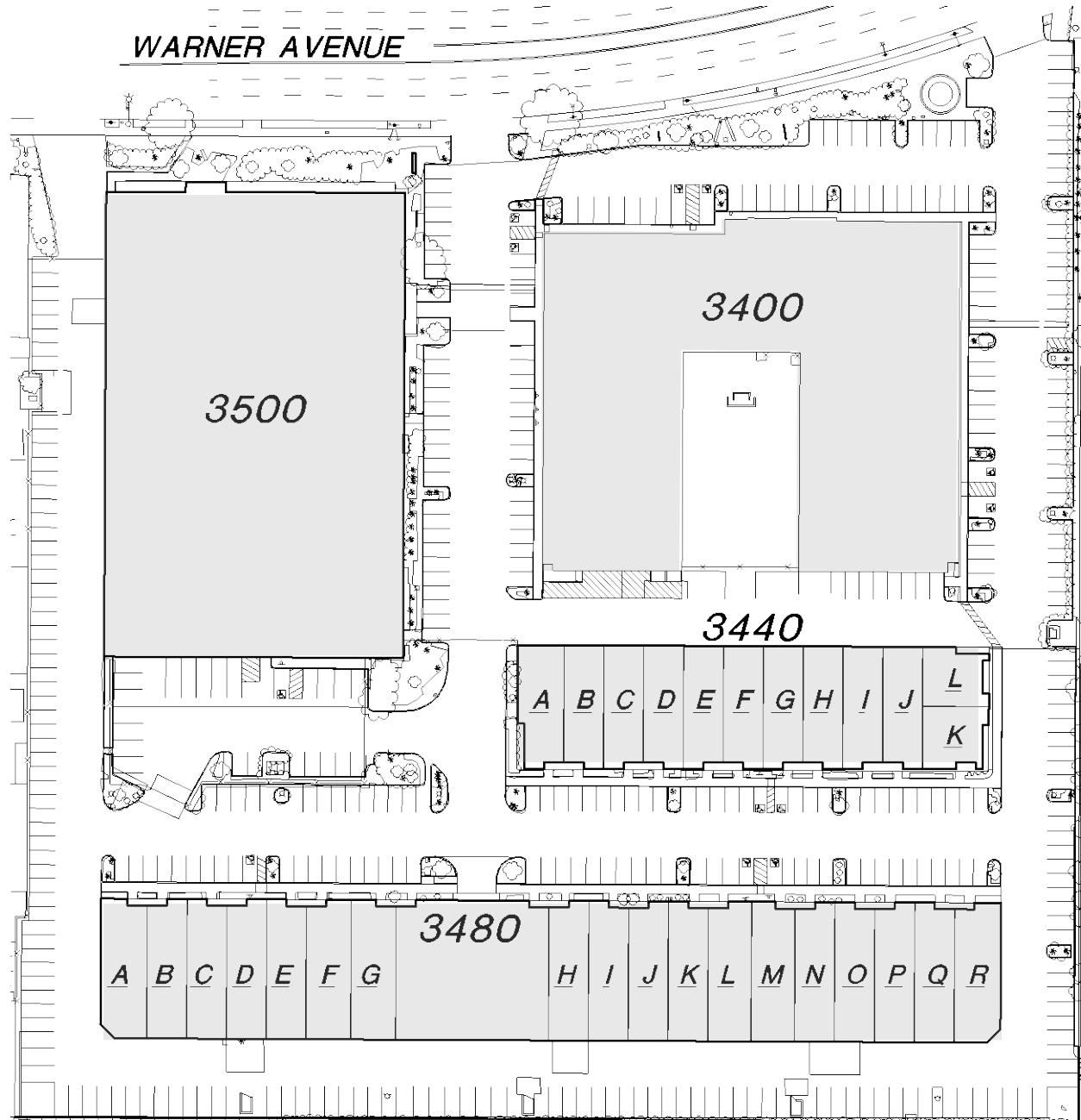


## NEARBY BUSINESSES & SERVICES

- Fountain Valley Regional Hospital
- Santa Ana Police Department
- Costco
- Home Depot
- USPS Distribution Center
- South Coast Plaza
- SOCO & The OC Mix
- Waba Grill
- Suzy's Cafe
- Duke's Charbroiler
- Del Tao
- Planet 13
- Santa Ana River Brewing
- El Tapatio
- Hello Donuts
- Circle K & 7 Eleven

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## AVAILABLE FOR LEASE

- **Building:** 3400
- **Units:** A - F
- **Size:** 3,744 - 15,548 SF
- **Type:** Warehouse w/ Office
- **Access:** ± 12' Roll-Ups
- **Clearance:** ± 14' - 16'
- **Loading:** Ground-Level
- **Fire Sprinklers:** Yes
- **Rate:** \$1.99/SF IG Tenant pays electric meter direct to SCE. Water and trash included in base rent. No initial CAM.



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## AVAILABLE FOR LEASE

- **Building:** 3440
- **Units:** C, D, E / H, I, J, K L
- **Size:** 1,800 - 5,400 SF
- **Type:** Warehouse w/ Office
- **Access:** ± 12' Roll-Ups
- **Clearance:** ± 14' - 16'
- **Loading:** Ground-Level
- **Fire Sprinklers:** Yes
- **Rate:** \$1.99/SF IG Tenant pays electric meter direct to SCE. Water and trash included in base rent. No initial CAM.

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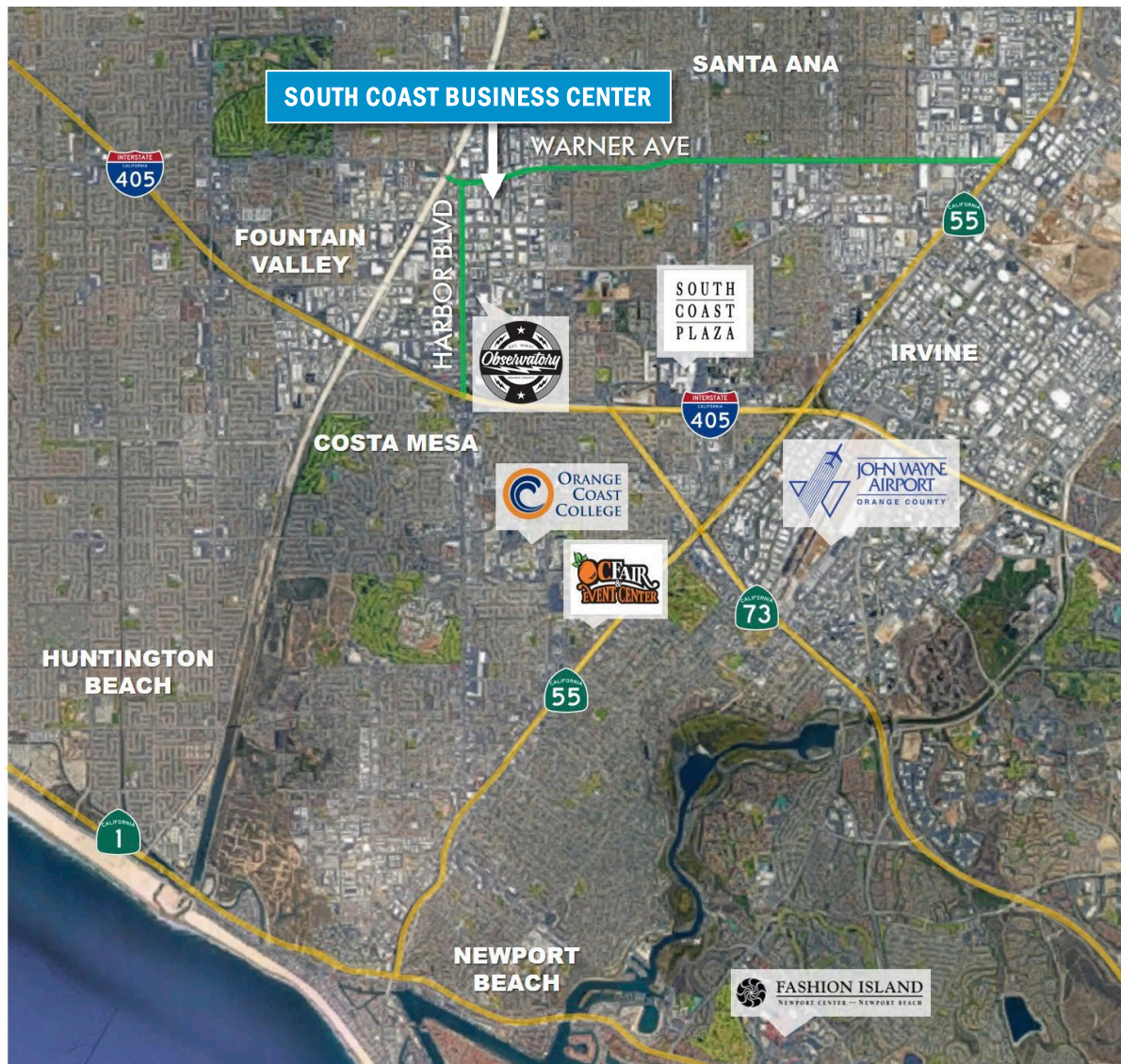


## AVAILABLE FOR LEASE

- **Building:** 3480
- **Units:** F
- **Size:** 2,184
- **Type:** Warehouse w/ Office
- **Access:** ± 12' Roll-Ups
- **Clearance:** ± 14' - 16'
- **Loading:** Ground-Level
- **Fire Sprinklers:** Yes
- **Rate:** \$1.99/SF IG Tenant pays electric meter direct to SCE. Water and trash included in base rent. No initial CAM.

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## LOCATION HIGHLIGHTS

- Immediate access to I-405, 55, and 73 Freeways
- Located within the Santa Ana “Enterprise Zone”
- Close proximity to South Coast Plaza, John Wayne Airport, and Fountain Valley Regional Hospital
- Centrally located in the heart of Orange County near several major tourism destinations including:
  - Disneyland
  - OC Fair & Events Center
  - The Observatory
  - Anaheim Convention Center
  - Fashion Island