



INDUSTRIAL CONDOS FOR LEASE

2001-2009 SOUTH GRAND AVENUE | SANTA ANA, CA

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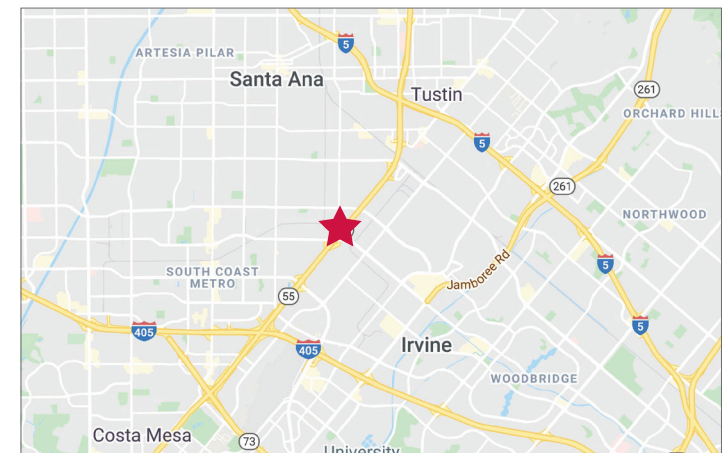
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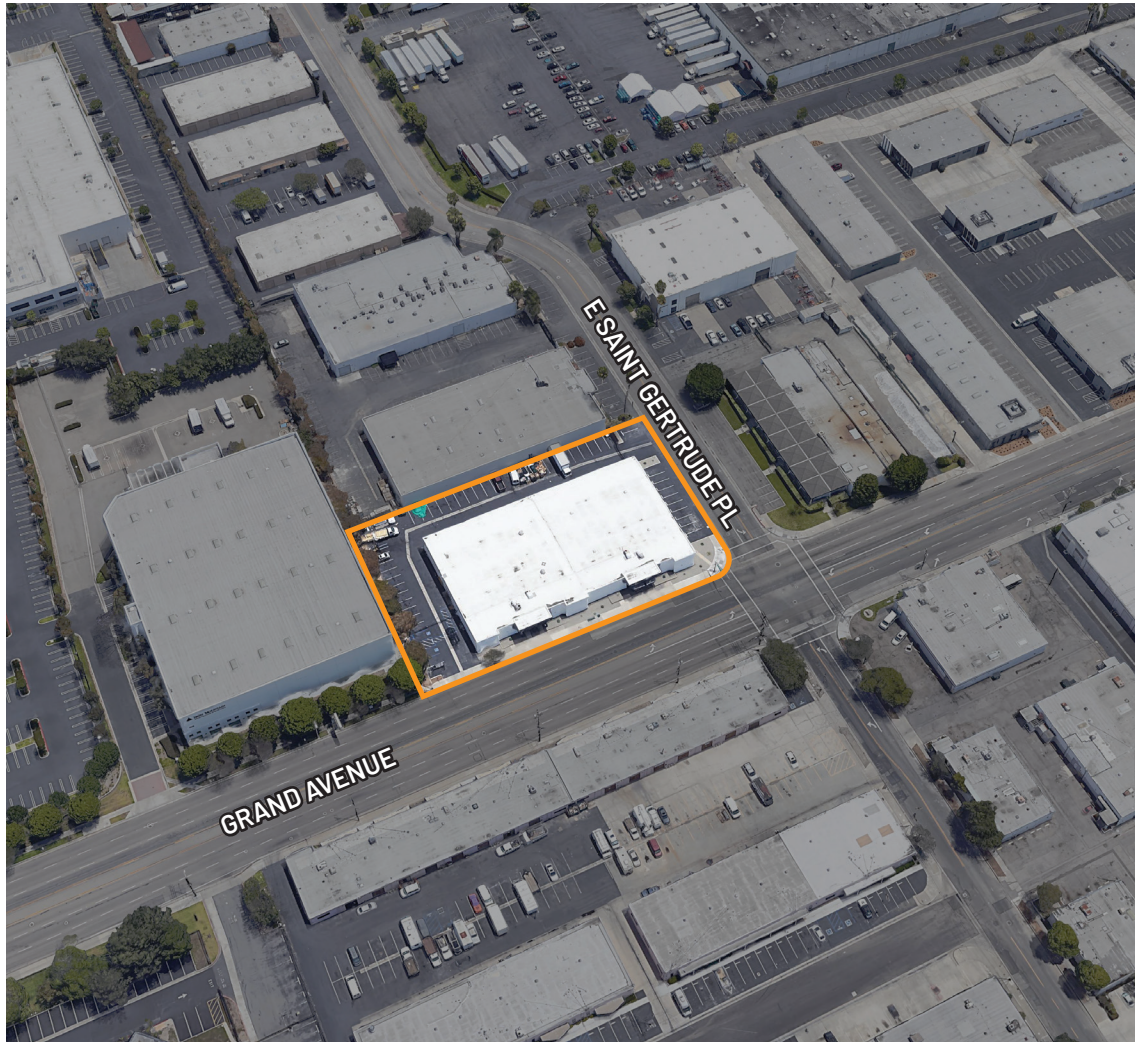
PROPERTY FEATURES

- 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%	\$1.55 NNN	\$0.30
2007 S GRAND	6,273	20%	LEASED	
2009 S GRAND	6,304	20%	LEASED	



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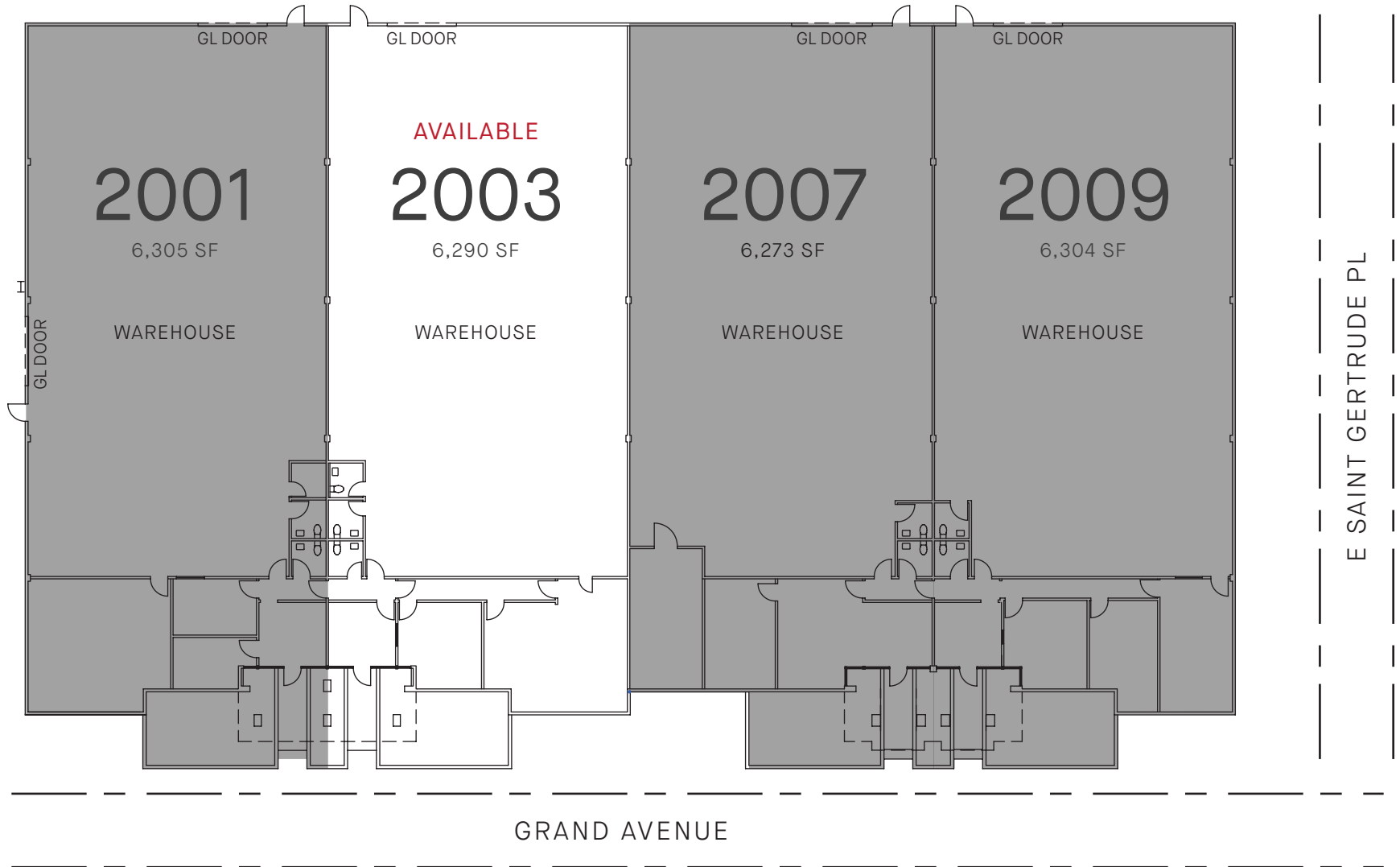


COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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