

HARBOR WARNER BUSINESS PARK

UNDER NEW OWNERSHIP

2720-2770 HARBOR BOULEVARD
SANTA ANA | CA | 92704

FOR MORE INFORMATION:

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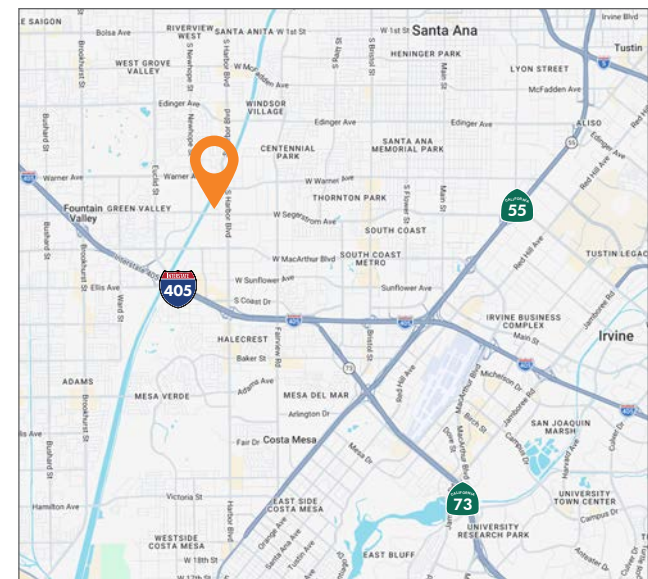
JASON HELMICK
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ZACH SCHWANER
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zschwanner@leeirvine.com

DYLAN DAVEY
949.790.3162
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PROPERTY FEATURES

- Move-in ready industrial/flex units with high-quality office improvements
- Major cosmetic improvements planned
- High visibility along Harbor Blvd and Segerstrom Ave
- Up to 16' clear height
- Rear loading with ground level doors
- Ample parking
- Close proximity to the San Diego 405 freeway and close to interstates 55 and 73 freeways
- Units range from 300 SF - 4,800 SF
- 11 buildings totaling ±128,018 SF



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

HARBOR WARNER BUSINESS PARK

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AVAILABILITIES - INDUSTRIAL

ADDRESS	SUITE	TOTAL SF	OFFICE SF	RATE
2737 S Croddy Way	I	1,460	275	\$2.10/SF Gross
2750 S Harbor Blvd.	A	1,942	704	\$2.10/SF Gross
2770 S Harbor Blvd.	D	1,826	573	\$2.10/SF Gross



AVAILABILITIES - OFFICE

ADDRESS	SUITE	TOTAL SF	RATE
2740 S Harbor Blvd.	B	1,412	\$1.60/SF Gross
2740 S Harbor Blvd.	I	667	\$1.60/SF Gross
2740 S Harbor Blvd.	J & K	2,357	\$1.60/SF Gross
2750 S Harbor Blvd.	J	1,179	\$1.60/SF Gross
2760 S Harbor Blvd.	J	1,418	\$1.75/SF Gross
2770 S Harbor Blvd.	J	782	\$1.60/SF Gross

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2720-2770 HARBOR BOULEVARD

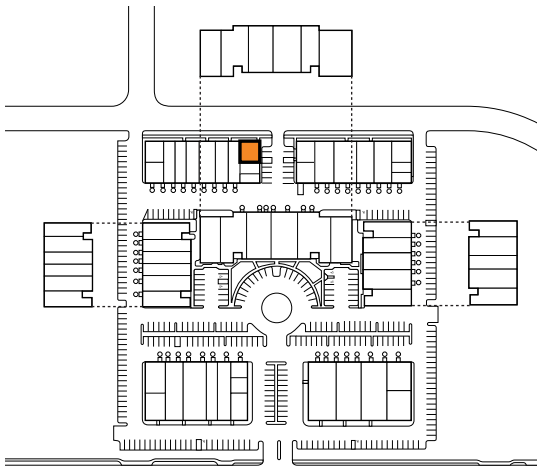
 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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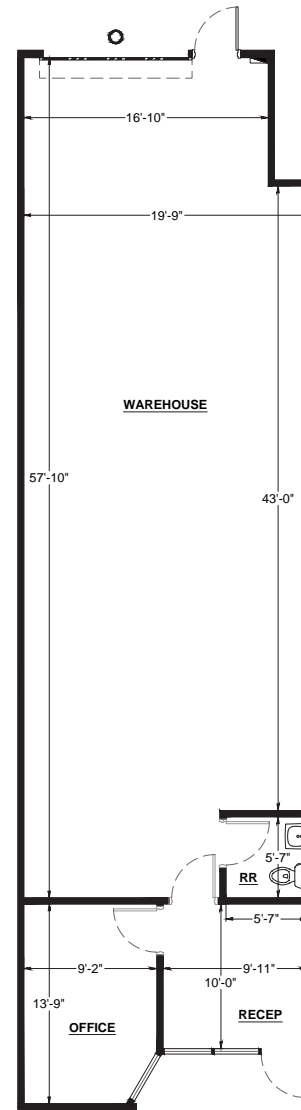
OFFICE AREA	275 SF
WAREHOUSE AREA	1,185 SF
TOTAL SUITE AREA	1,460 SF

CLEAR HEIGHT	14'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2737 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2737

STE I

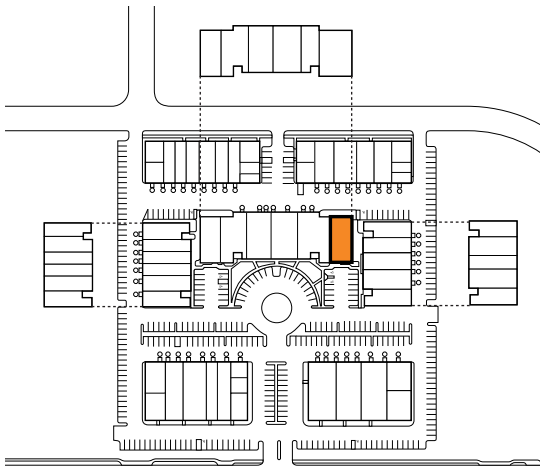
6/9/26

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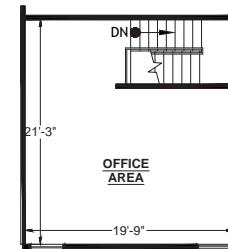
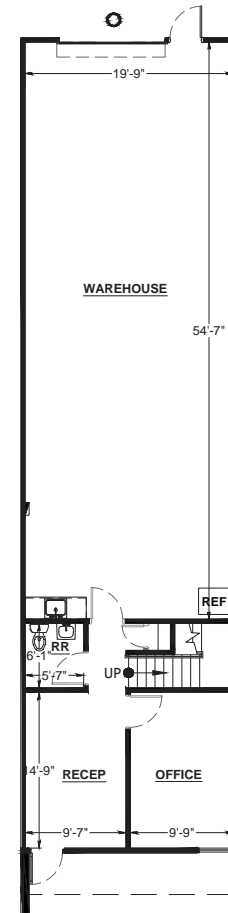
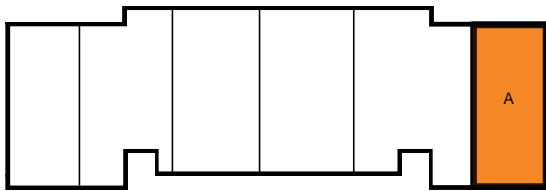
OFFICE AREA	704 SF
WAREHOUSE AREA	1,238 SF
TOTAL SUITE AREA	1,942 SF

CLEAR HEIGHT	14'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2750 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2750

STE A

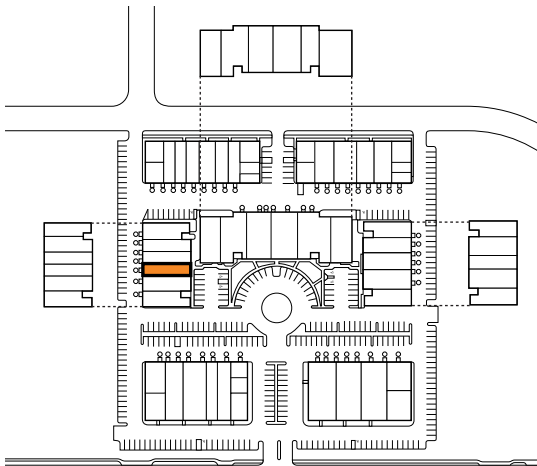
6/9/26

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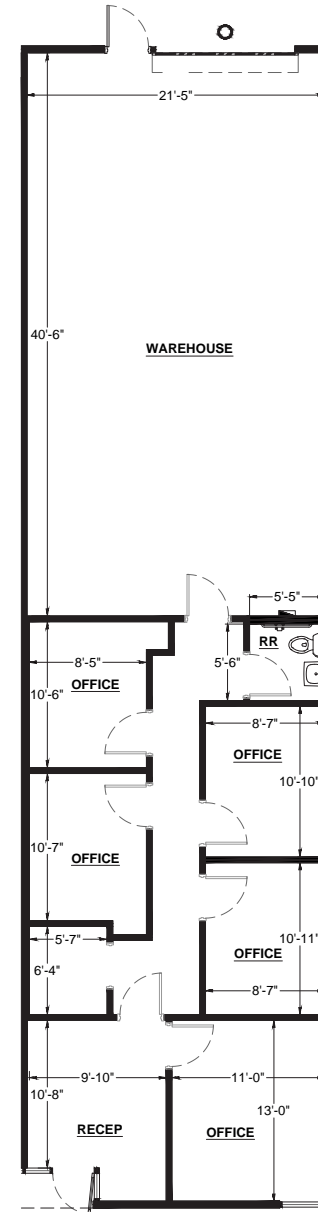
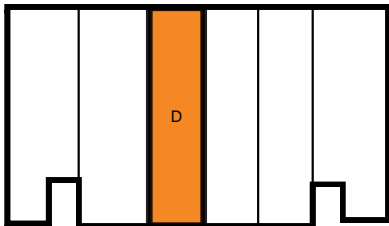
OFFICE AREA	573
WAREHOUSE AREA	1,253
TOTAL SUITE AREA	1,826 SF

CLEAR HEIGHT	14'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2770 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2770

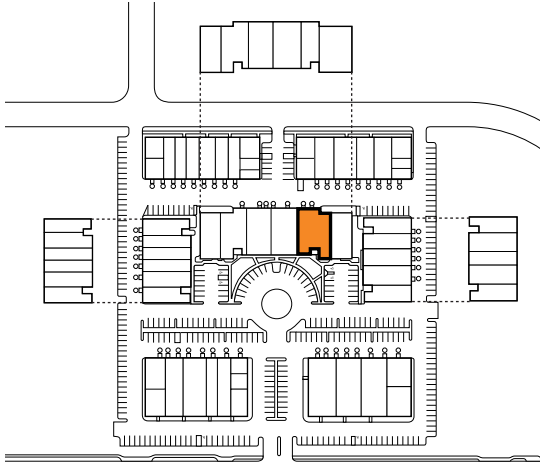
STE D

5/29/26

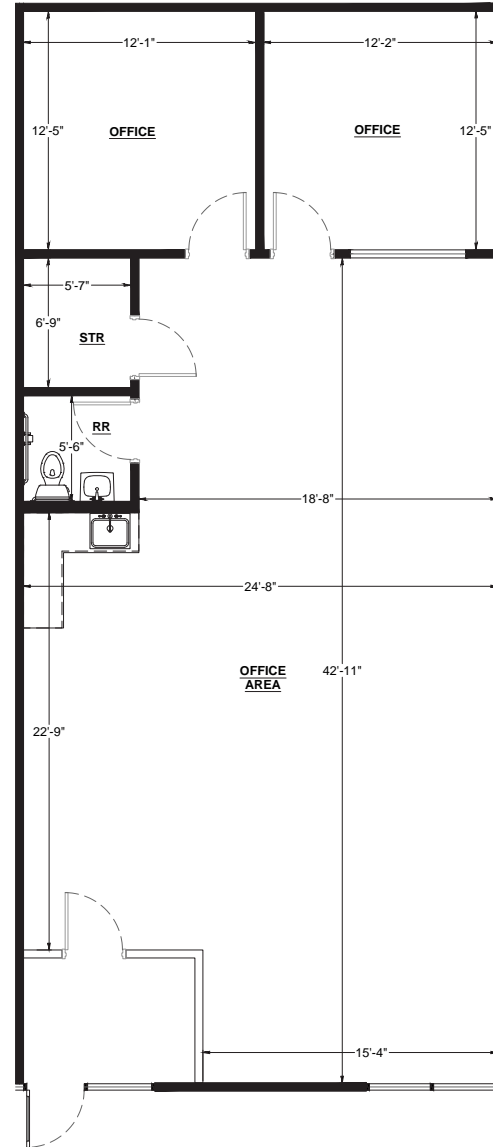
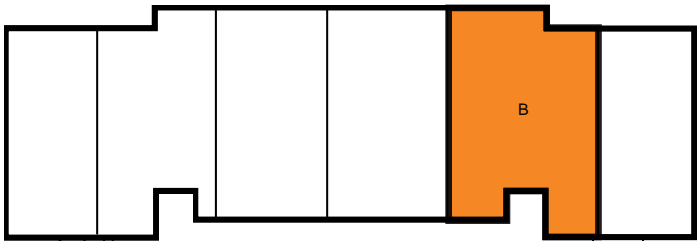
SUITE DATA:

TOTAL SUITE AREA 1,412 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2740 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2740

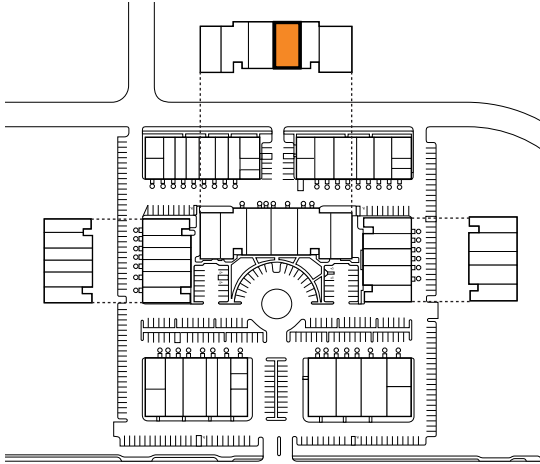
STE B

6/9/26

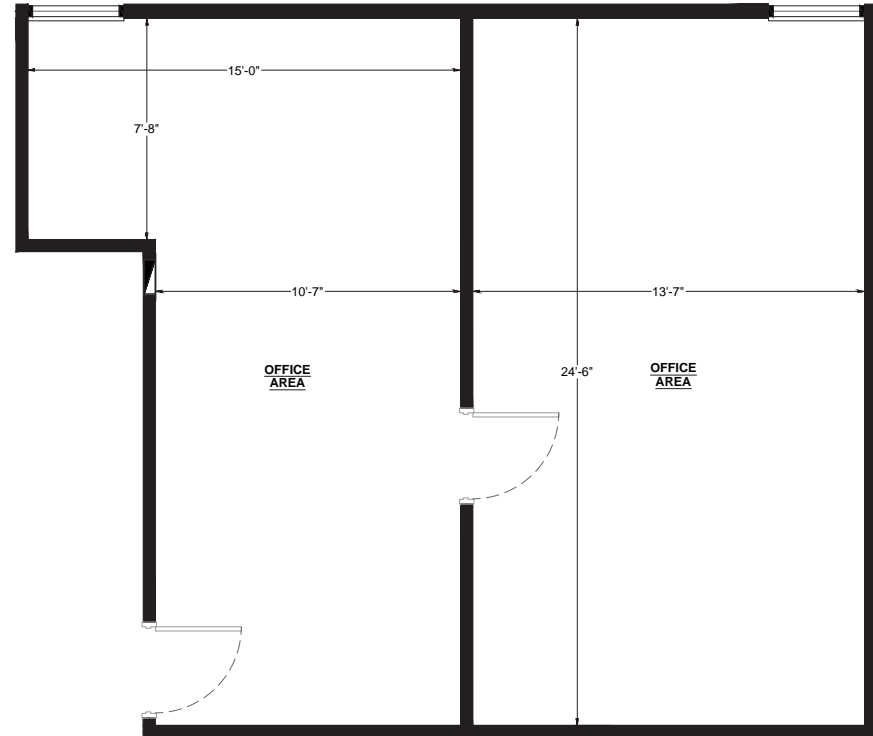
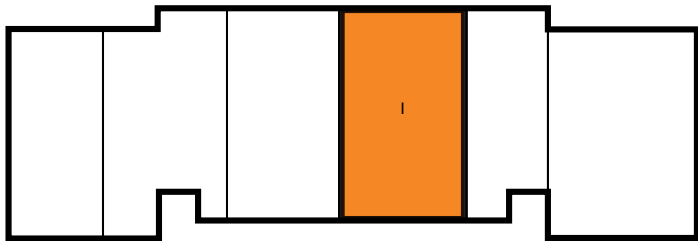
SUITE DATA:

TOTAL SUITE AREA 667 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2740 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2740

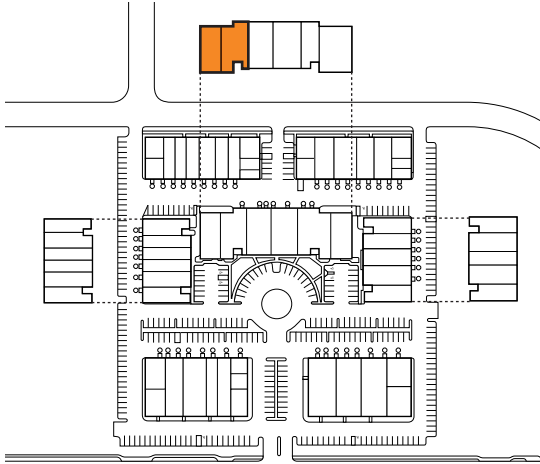
STE I

6/9/26

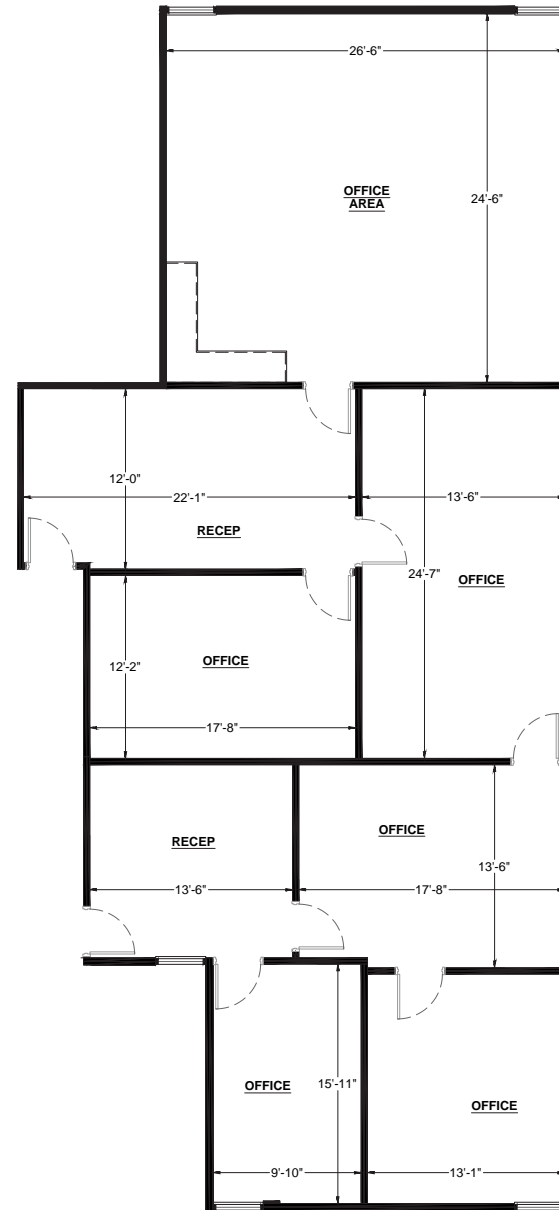
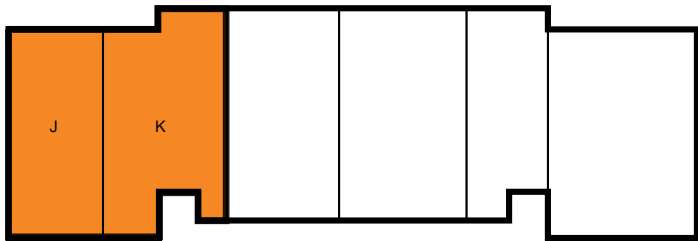
SUITE DATA:

TOTAL SUITE AREA 2,357 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2740 S Harbor Blvd.
Santa Ana, CA 92704

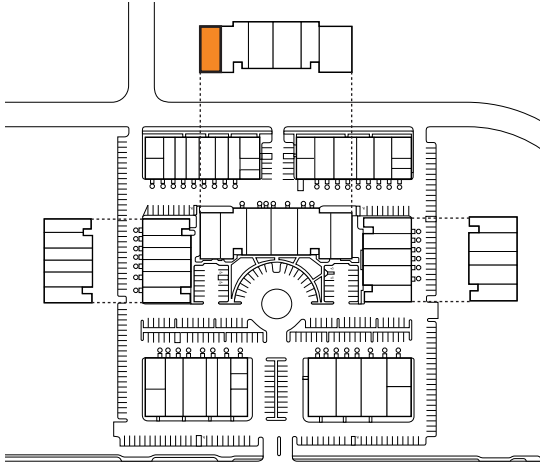
**BLDG. 2740
STE J & K**

6/9/26

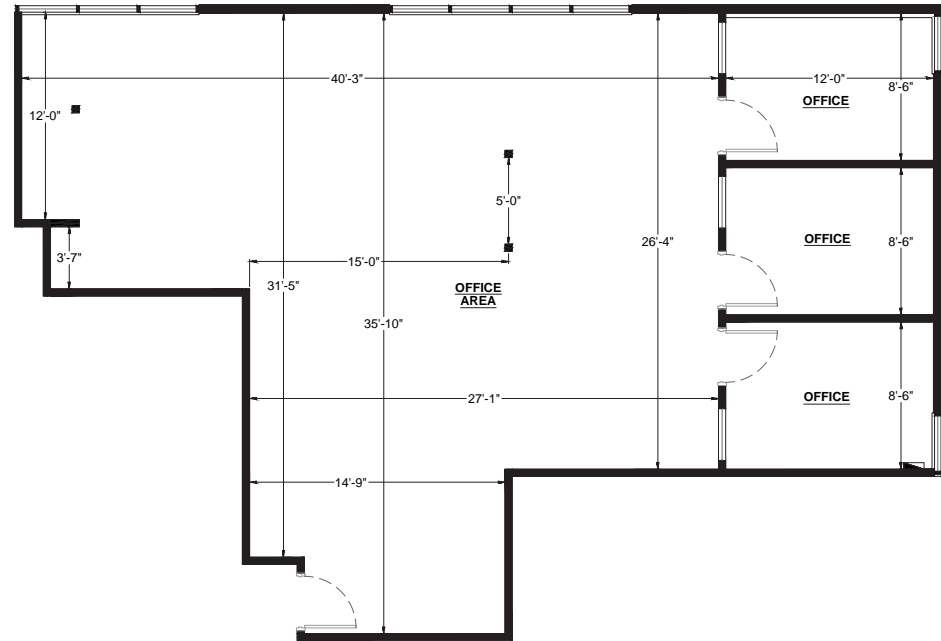
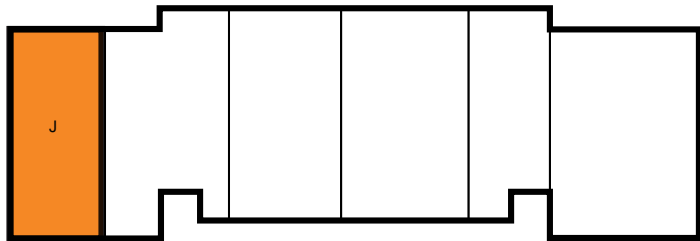
SUITE DATA:

TOTAL SUITE AREA 1,179 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2750 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2750

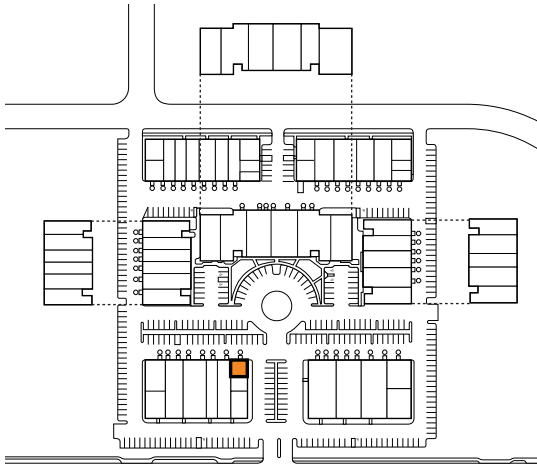
STE J

6/9/26

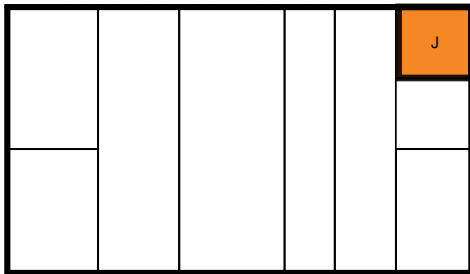
SUITE DATA:

TOTAL SUITE AREA 1,418 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2760 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2760

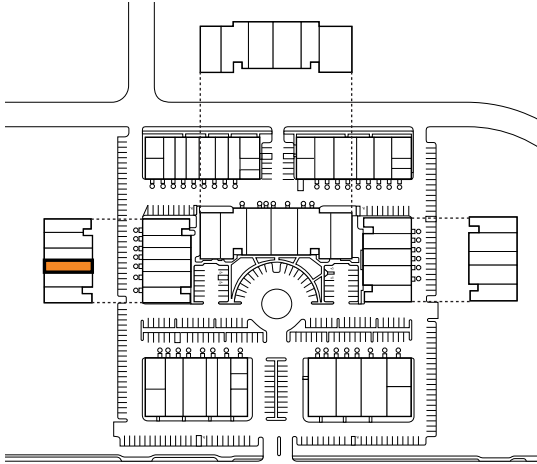
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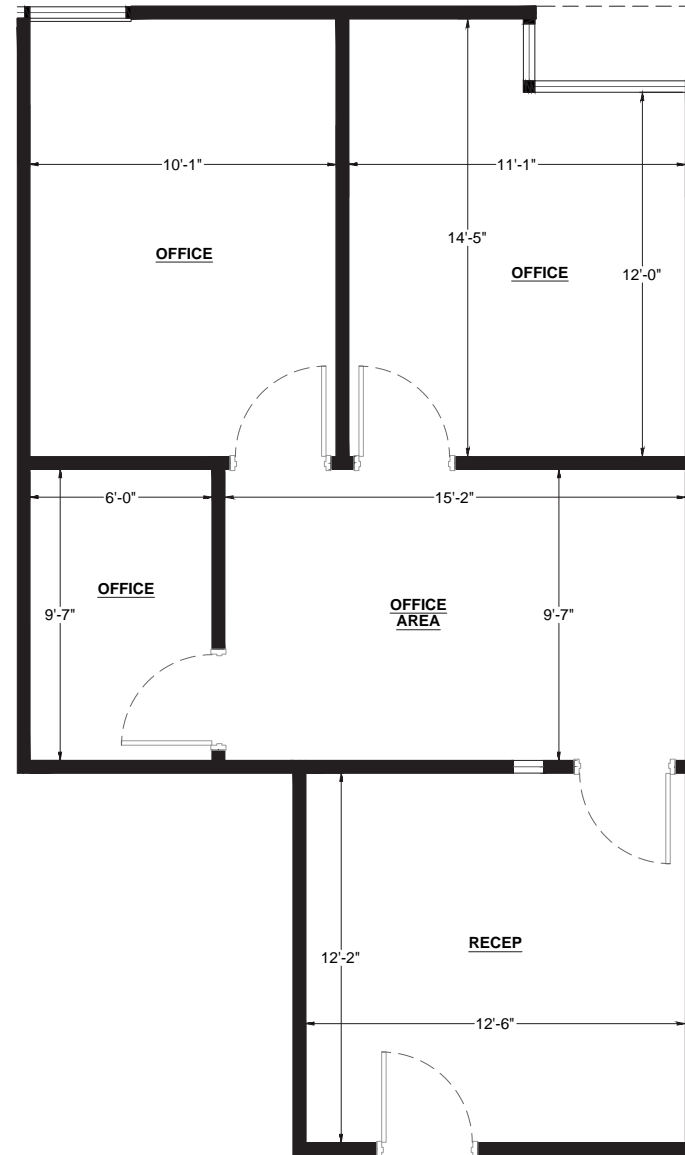
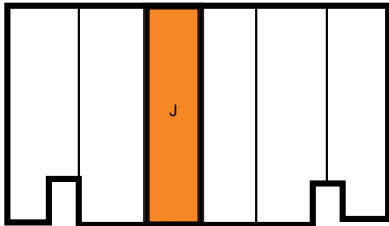
SUITE DATA:

TOTAL SUITE AREA **782 SF**

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2770 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2770

STE J

5/29/26

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

HARBOR WARNER BUSINESS PARK

AMENITIES



NEARBY AMENITIES

- Costco
- IKEA
- The Observatory
- Home Depot
- United States Postal Service

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