

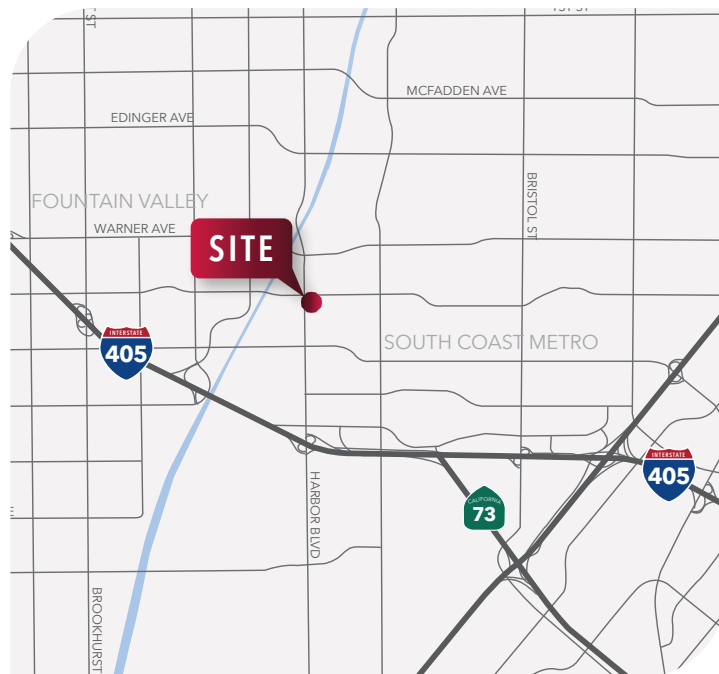
±20,158 SF FREESTANDING MANUFACTURING BUILDING AVAILABLE FOR LEASE

3700 Segerstrom Avenue, Santa Ana, CA



PROPERTY HIGHLIGHTS

- High Identity Location on Segerstrom Ave.
- ±10,658 SF of Office Space
- ±5,000 SF of Air Conditioned Manufacturing Area
- Fenced Yard
- Two (2) Ground Level Doors
- 2:1 Car Parking
- Fully Fire Sprinklered
- 20' Minimum Warehouse Clearance
- 2,500 Amps of Power; 120/208 Volts (277/480 Volts Possible)
- Shop Restroom
- Storage Mezzanine
- Good Access to 405 & 55 Freeways & 73 Corridor



Greg Diab, CCIM | Principal

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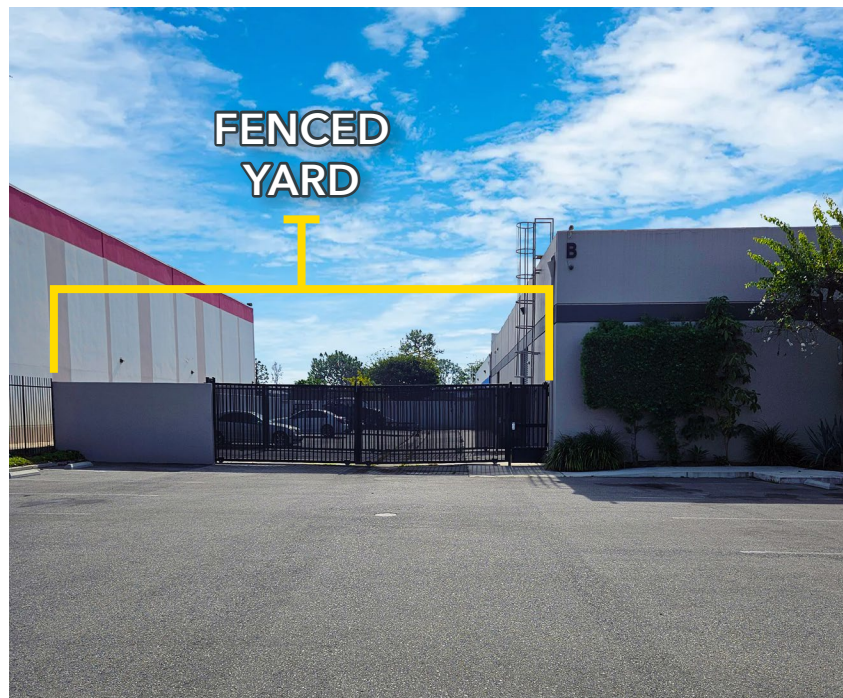
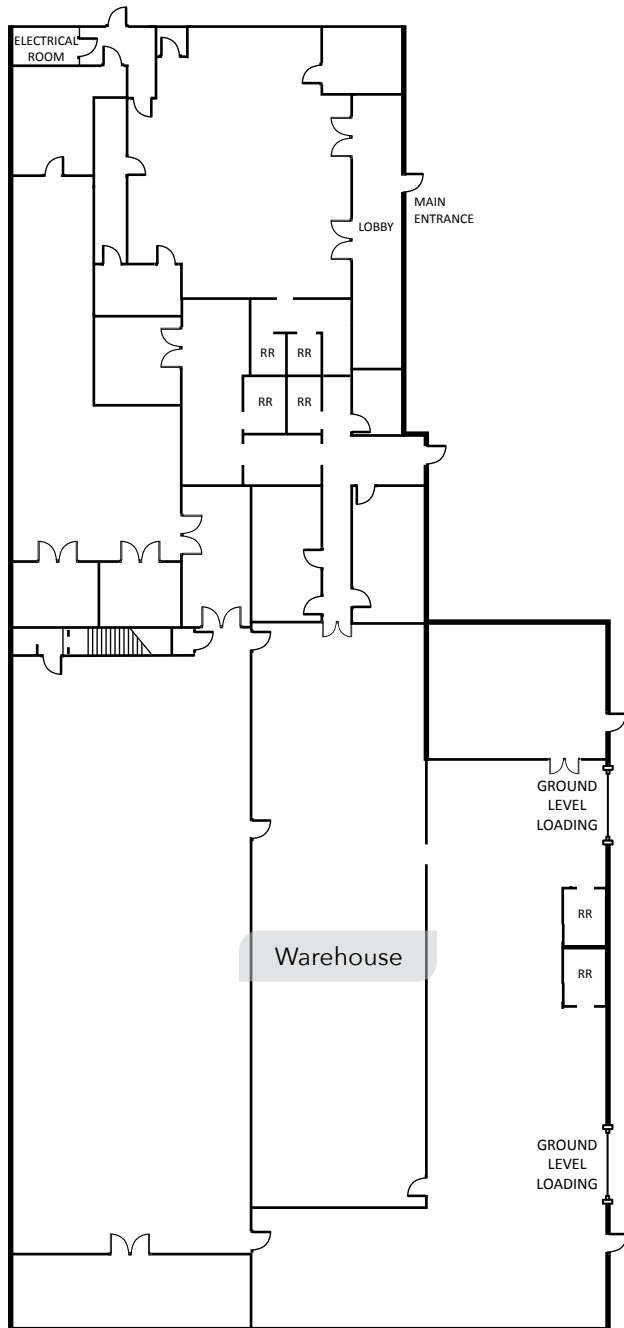
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Current Floor Plan



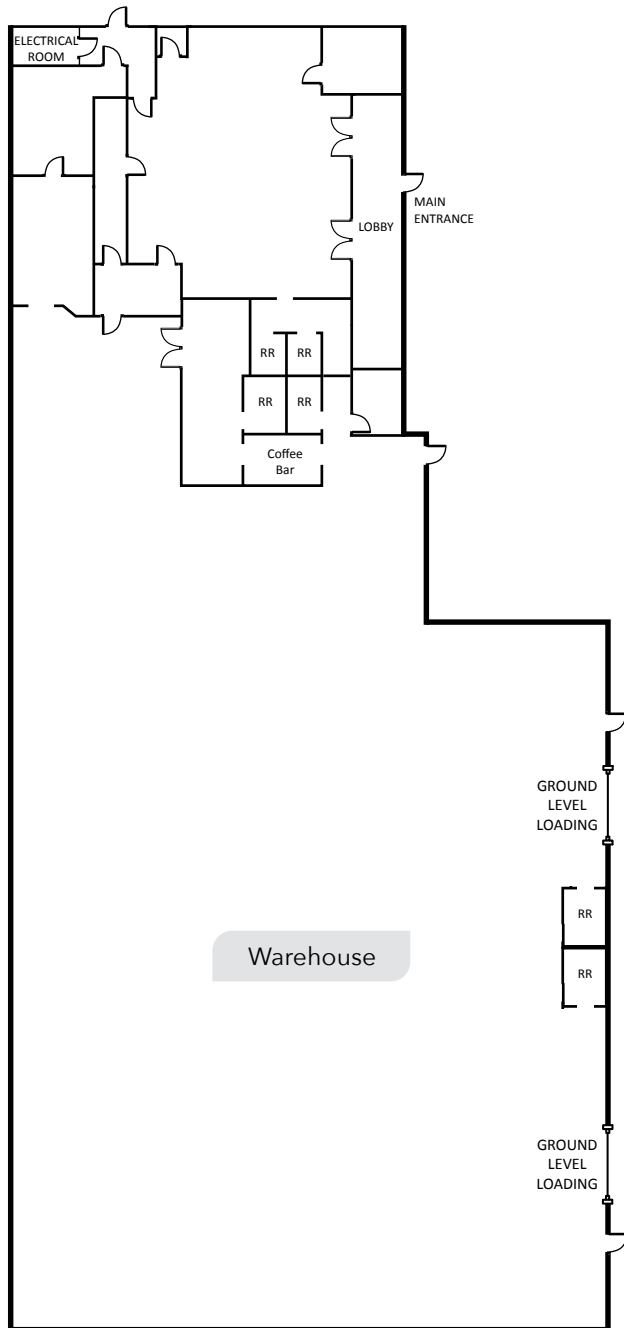
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Conceptual Floor Plan



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