

±81,000 SF DOCK HIGH DISTRIBUTION FACILITY AVAILABLE FOR LEASE DIVISIBLE TO 30,000 AND 51,000 SF UNITS

Excellent Mid-Cities Location near Santa Ana (5) Freeway and Carmenita Avenue

LOW GROSS LEASE RATE!

- Immediate access to the Santa Ana (5) Freeway
- Central Mid-Cities location with easy access to Orange County
- Some docks with load levelers
- Well-maintained business park environment, with good identity
- Newer energy-efficient lighting
- Available September 2026

14404-14410 Best Avenue	14404 Best Avenue	14410 Best Avenue
± 81,000 square feet	± 51,000 square feet	± 30,000 square feet
± 3,000 sf of office	± 1,500 sf of office	± 1,500 sf of office
13 dock-hi doors	7 dock-hi doors	6 dock-hi doors
1 additional spot w/ ramp	1 additional spot w/ ramp	Ramp possible
Rail service possible	Rail service possible	Rail service possible
Fire sprinklers	Fire sprinklers	Fire sprinklers
24' clearance	24' clearance	24' clearance
600 amps, 277/480 volt power	400 amps, 277/480 volts	200 amps, 277/480 volts



Dave Hunsaker
Principal | Lee & Associates
D: 714.564.7113
C: 714.742.2287
dhunsaker@lee-associates.com
DRE# 00845288



Chuck Noble
Principal | Lee & Associates
D: 714.564.7100
C: 714.293.7041
cnoble@lee-associates.com
DRE# 00658192



Bart McNulty
Associate | Lee & Associates
D: 714.564.7121
C: 949.610.6369
bmcnulty@lee-associates.com
DRE# 02153750

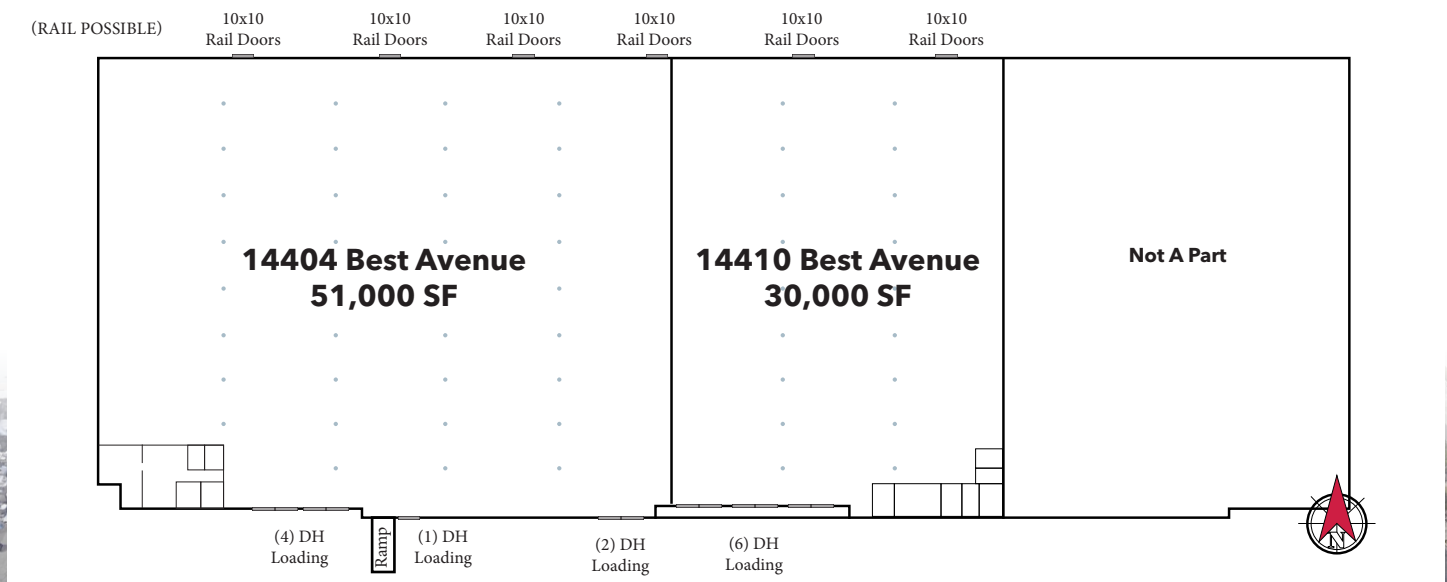
±81,000 SF DOCK HIGH DISTRIBUTION FACILITY AVAILABLE FOR LEASE

DIVISIBLE TO 30,000 AND 51,000 SF UNITS

Excellent Mid-Cities Location near Santa Ana (5) Freeway and Carmenita Avenue

LOW GROSS LEASE RATE!

Lee & Associates Commercial Real Estate Services, Inc. - Orange, 1004 W Taft Ave, Orange, CA 92865 Corporate ID #01011260. All information contained herein has been provided by Lessor, third parties, and/or AI generation programs, but has not been independently verified by Lee & Associates or its agent(s). Lessee and interested parties should independently verify all information communicated by these sources.



Dave Hunsaker
Principal | Lee & Associates
D: 714.564.7113
C: 714.742.2287
dhunsaker@lee-associates.com
DRE# 00845288



Chuck Noble
Principal | Lee & Associates
D: 714.564.7100
C: 714.293.7041
cnoble@lee-associates.com
DRE# 00658192



Bart McNulty
Associate | Lee & Associates
D: 714.564.7121
C: 949.610.6369
bmcnulty@lee-associates.com
DRE# 02153750