



# 1001 S. GRAND AVENUE

Grand Avenue Frontage | Large Fenced Yard

EXCLUDED

S Grand Ave

FOR  
SUBLEASE

±30,000 SF INDUSTRIAL BUILDING ON ±3.49 AC

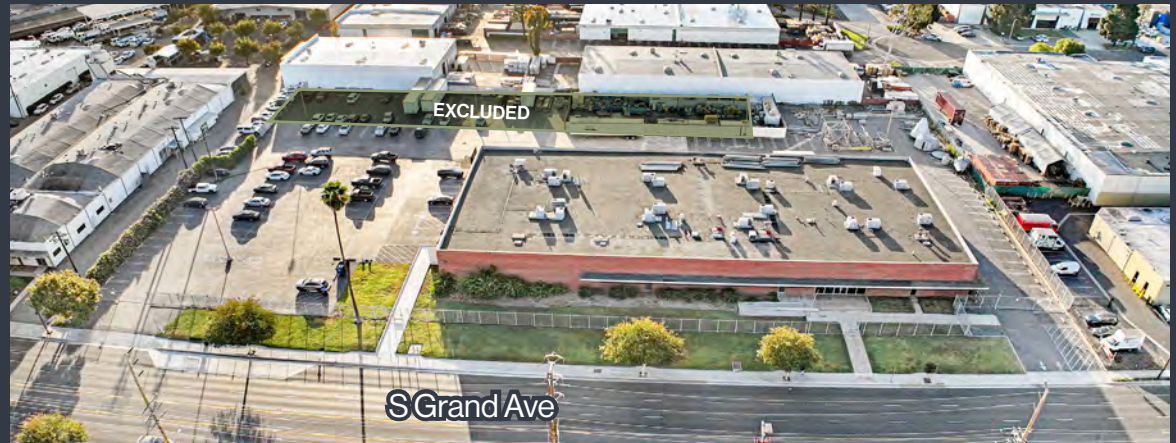
**CBRE**

1001 S. GRAND AVENUE, SANTA ANA, CA

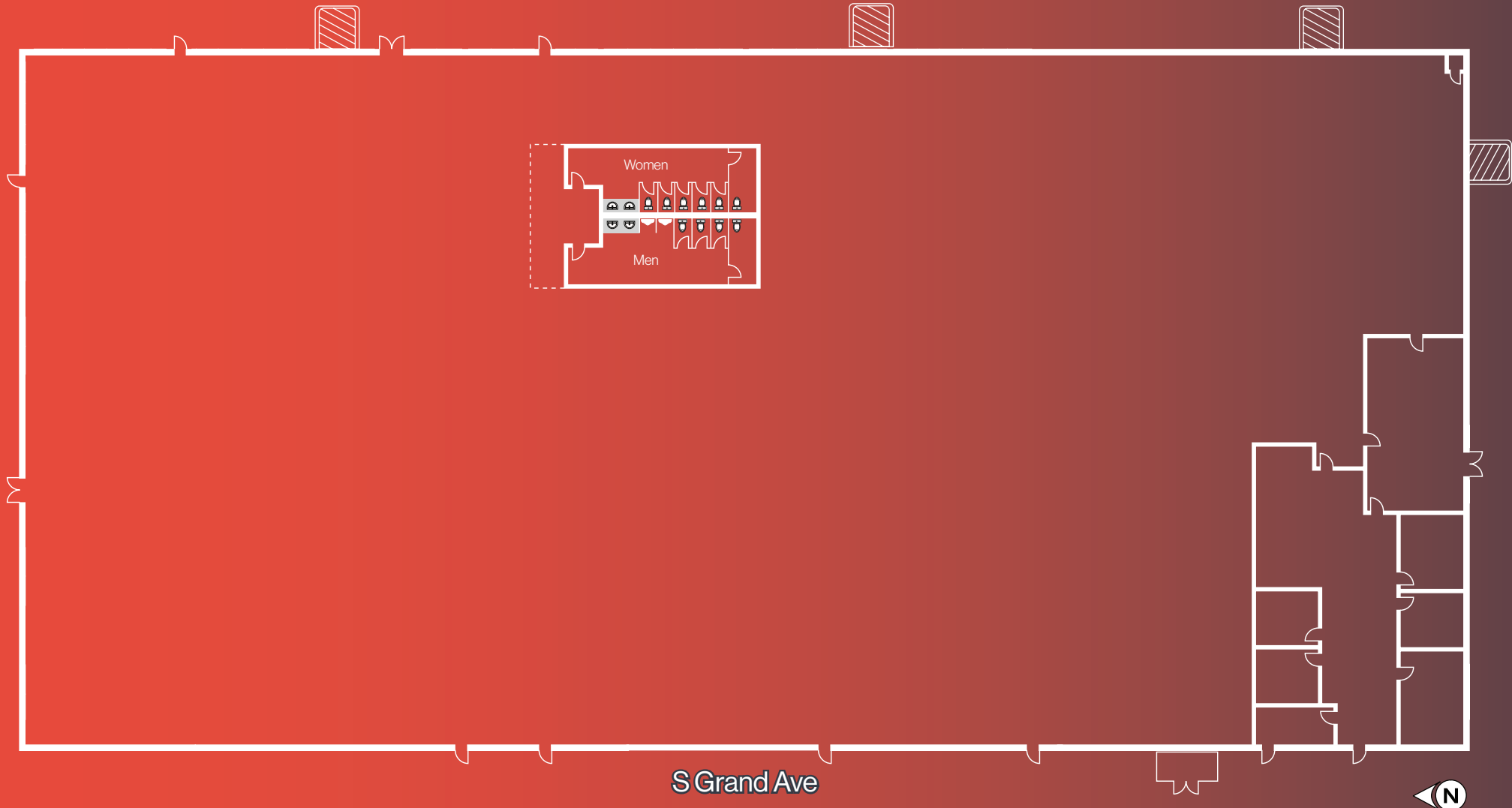
# Property Features & Highlights

Address:	1001 S. Grand Avenue Santa Ana, CA
Size:	±30,000 SF Freestanding Industrial Building on ±3.49 AC Parcel
Office:	±3,000 SF Office
WH Clear Ht:	±16' Warehouse Clearance
GL Loading:	Four (4) Oversized Grade- Level Doors
Power:	800 Amps; Upgrade to 2,000 Amps / 480 Volt in Progress
Parking:	4.5/1,000 SF Parking Ratio
Sprinklers:	Fire Sprinkler System

- Large Fenced Yard with Potential to Expand Into Adjacent Lot (to use for parking)
- Four (4) Cranes on Site Included
- Grand Avenue Frontage
- Two Points of Ingress / Egress
- Close Proximity to the 5 & 55 Freeways
- Sublease Through July 31, 2029



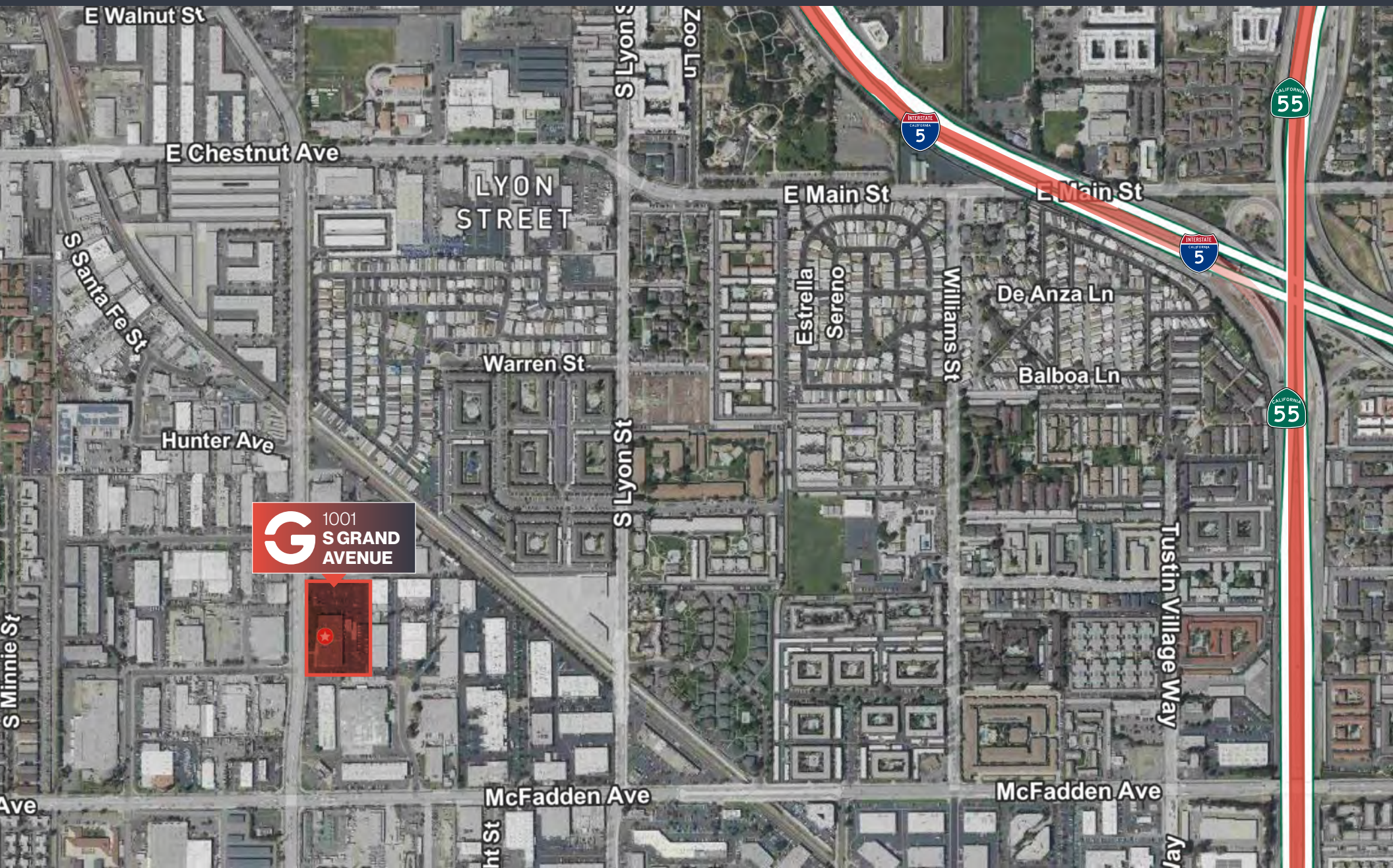
# Floor Plan



S Grand Ave

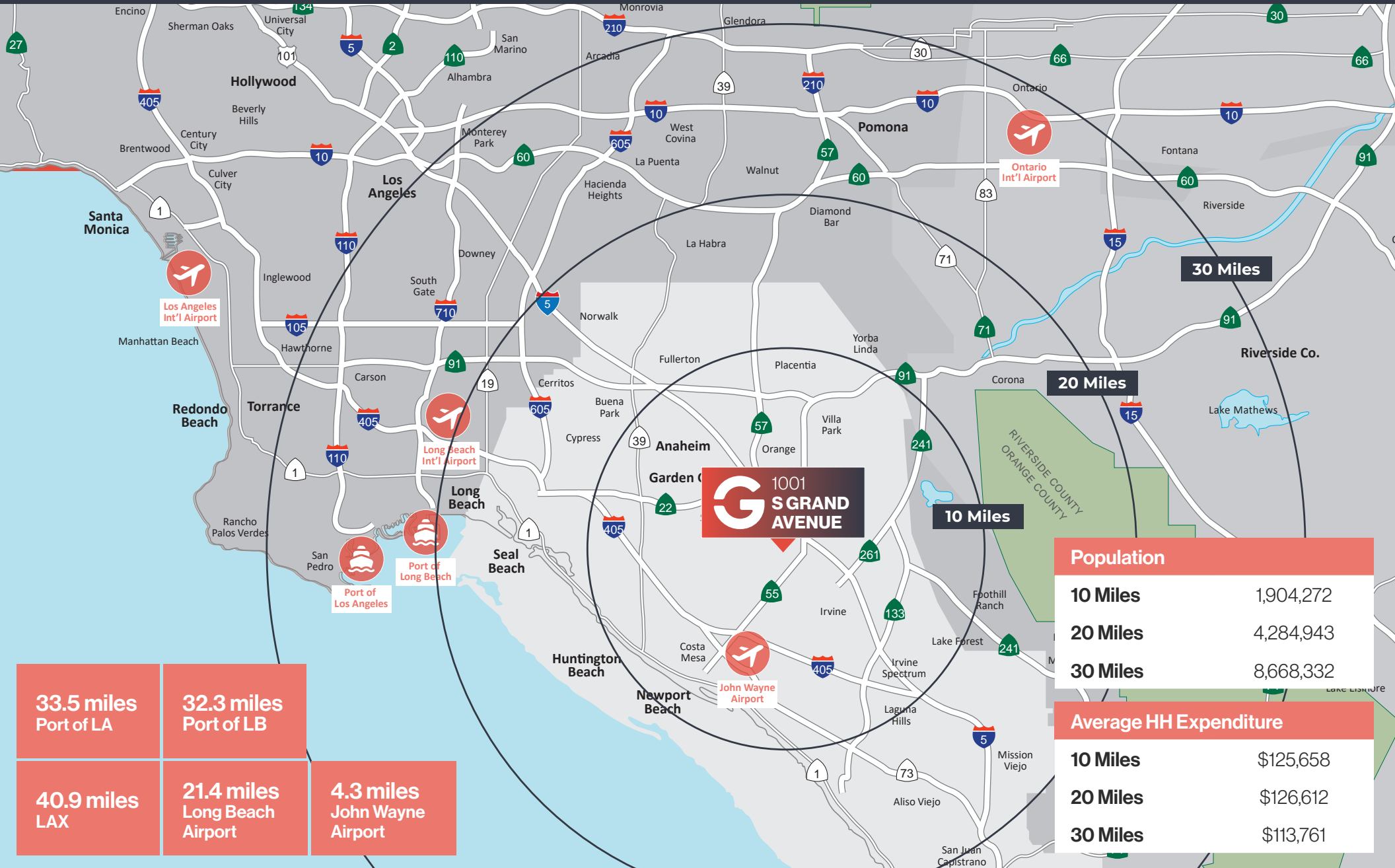


# Local Map



1001 S GRAND AVENUE, SANTA ANA, CA

# Regional Map



1001 S GRAND AVENUE, SANTA ANA, CA



# 1001 S S. GRAND AVENUE

SANTA ANA, CALIFORNIA

## CONTACTS

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