

For Lease

Industrial

1,440 Sq. Ft.
Santa Ana



4005 W. Segerstrom Ave. – Santa Ana

Manufacturing / Warehousing / Industrial



- Excellent Frontage
- High Visibility Location
- Air-conditioned Offices
- Good Freeway Access
- 11'-9" Minimum Clearance
- Limited Retail Sales

FULL COMMISSION TO BROKERS

This property is offered subject to leasing or removal from market without prior notice.

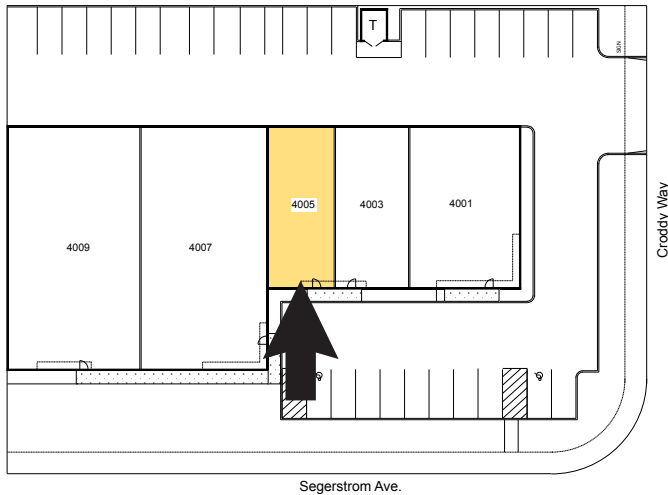


(949) 752-2100

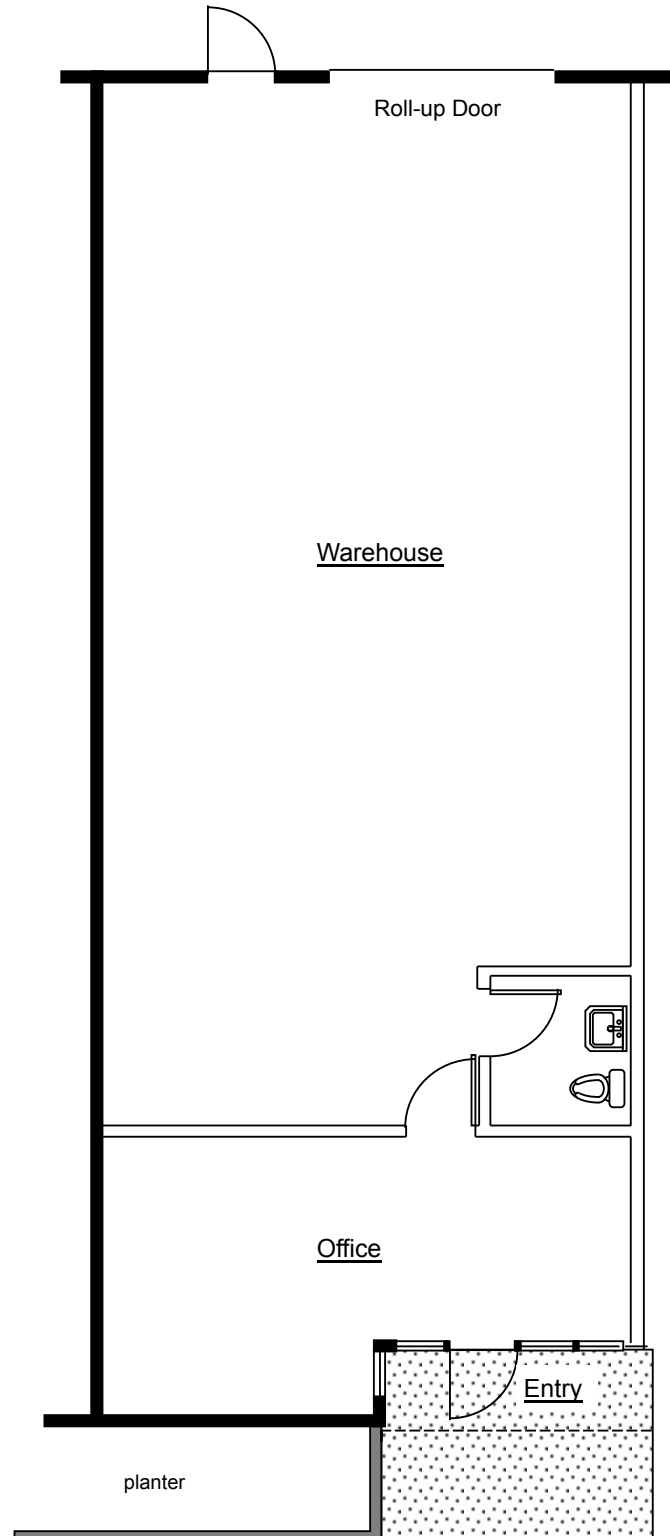
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BUILDING SIZE-Sq. Ft.	1,440
Offices - Sq.Ft.	330
Warehouse - Sq.Ft.	1,110
Land Area - Sq.Ft.	P.O.L.B.

AMENITIES:

Min. Clearance	11'-9"
Coffee Bar/Lunch Area	NO
Fenced Yard	NO
Free Standing	NO
HVAC	Offices
Overhead Doors - G.L.	1-12'x12'
Overhead Doors - D.H.	0
Parking Spaces	3
Power	100 Amp/3PH
Restrooms - Office	1
Restrooms - Warehouse	0
Skylights - Warehouse	YES
Space Heaters	NO
Sprinklered	NO
Trash Enclosure	YES
Warehouse Lighting	Fluorescent
Will Amortize Add'l T.I.'s	YES

Available	Call
To Show	Call

*Street Parking Also Available

