

FOR SUBLEASE

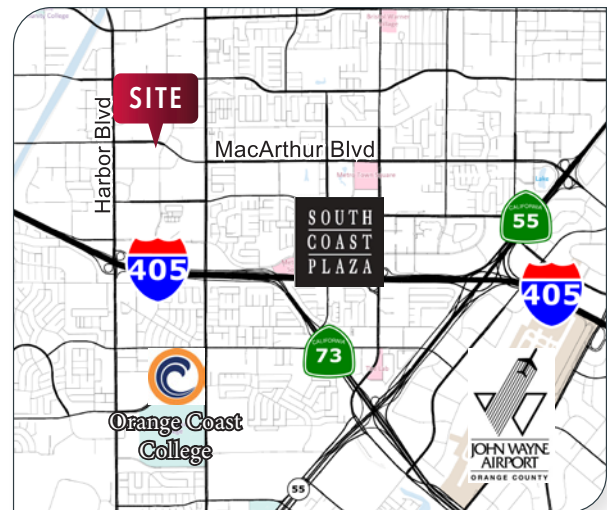
3310 W MacArthur Blvd, Santa Ana, CA 92704

*Recently Completed Buildout
Ready for Immediate Occupancy*

**Rate Reduction
\$1.70 per SF**

HIGHLIGHTS

- ~~\$1.80 per SF, IG~~ \$1.70 per SF, IG
- Sublease through December 31, 2030
- ±12,185 SF Industrial Building
- ±3,454 SF Office Area
- Loading: 3 Oversized Grade Level Doors
- Sprinklers: Yes
- Power: 600 Amps (Subtenant to Verify)
- Air-Conditioned Warehouse
- 14' Clear Height
- Parking: 2/1,000
- Great South Coast Metro Location
- Easy San Diego (405) Freeway Access
- Near the South Coast Collection Shopping Center & John Wayne Airport



**The
Newton
Service Team**

David Newton
SIOR, CCIM, CFP
Principal | Lee & Associates - Orange
C: 949.275.4963
dnewton@lee-associates.com
DRE# 01041650

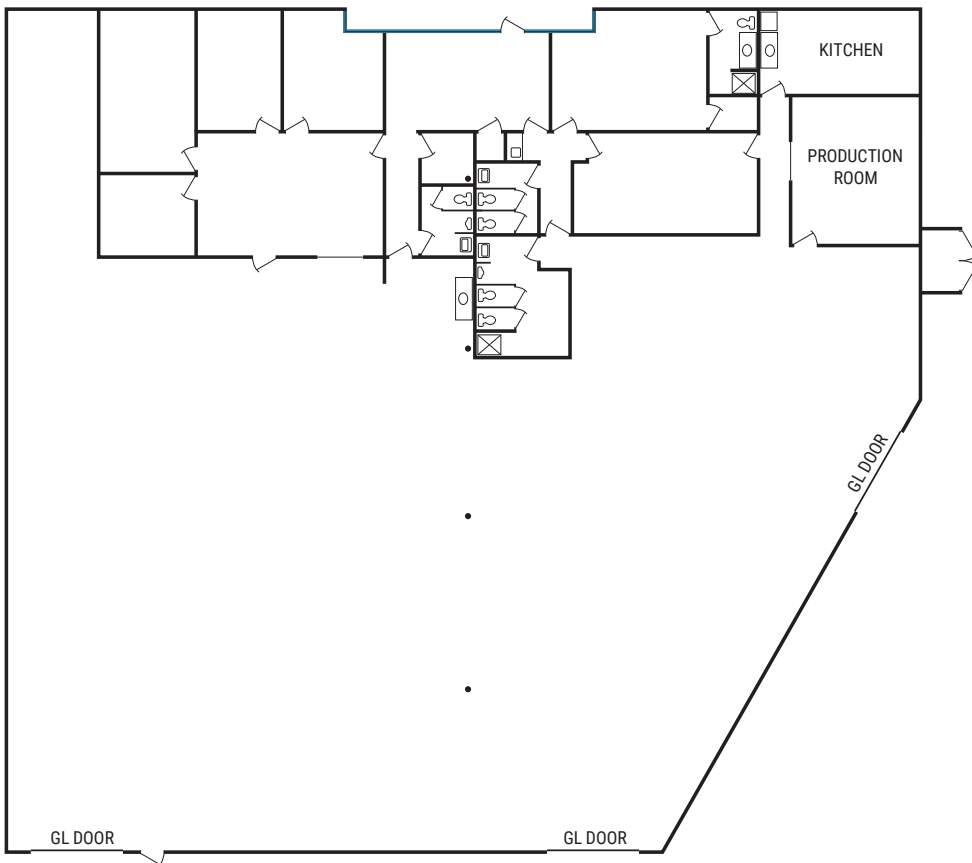
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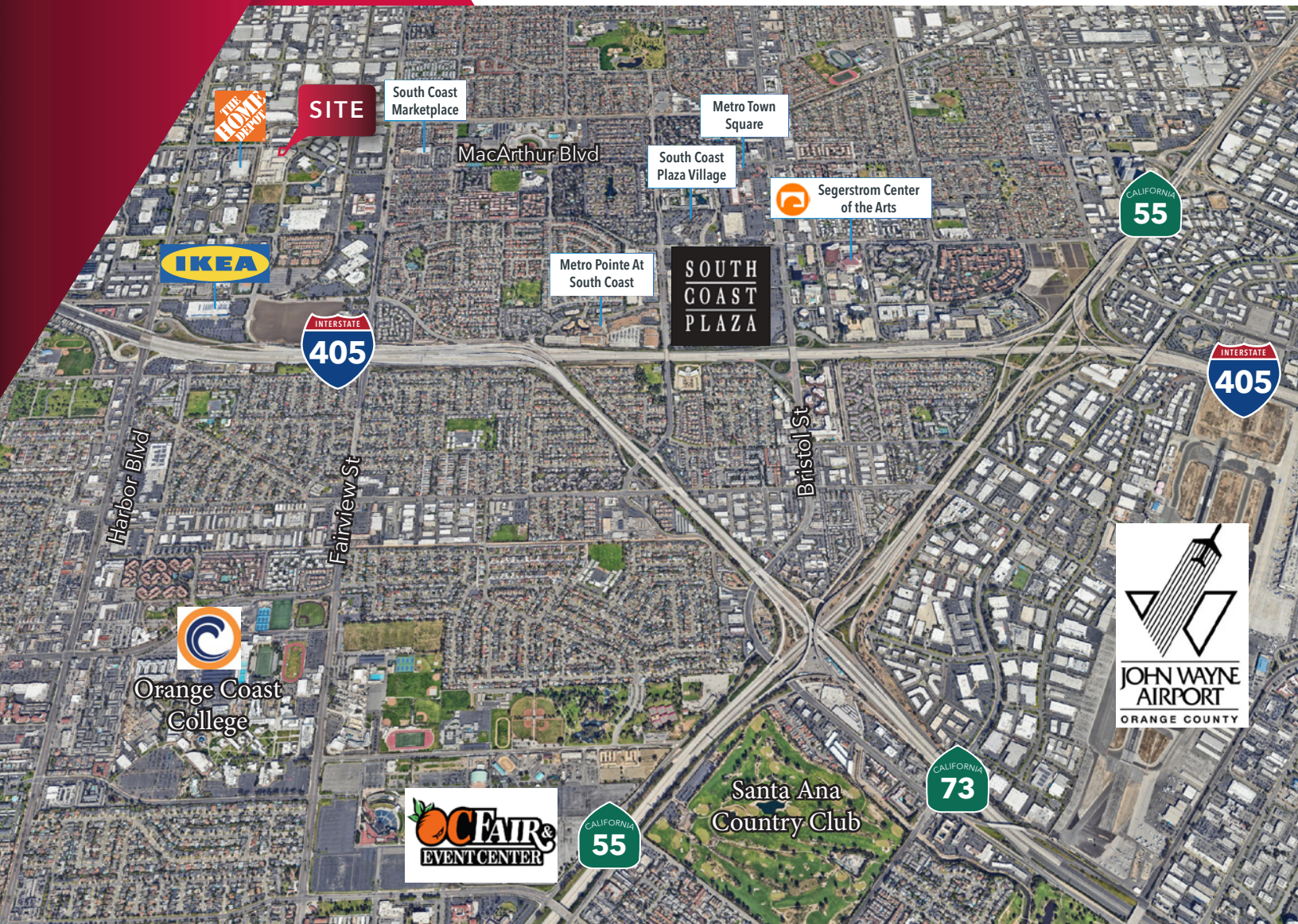
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