

FOR LEASE

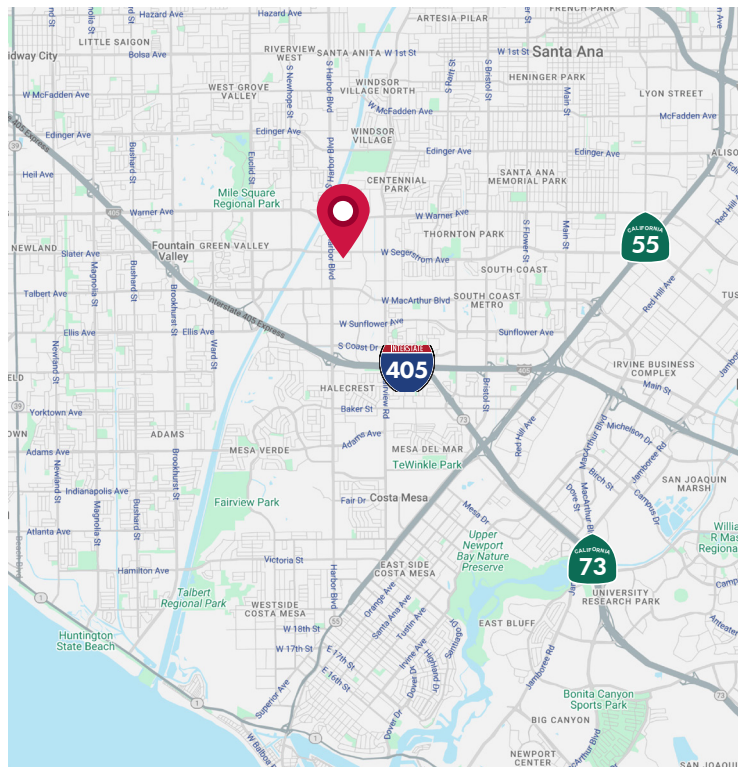
3701 W. CARRIAGE DR., SANTA ANA

±19,651 SF FREESTANDING INDUSTRIAL BUILDING



PROPERTY FEATURES

- ±19,651 SF Freestanding Industrial Building
- ±3,000 SF of Office
- Large Fenced Yard
- 2 GL Doors (10' x 12')
- 1 Exterior Truckwell
- 800 Amps
- 18' Clear Height
- Sprinklers
- M1 Zoning
- 31 Parking Stalls
- 37,472 SF Parcel (0.86 AC)
- Prime South Coast Metro Location with Excellent 405 Freeway Access
- **Asking: \$1.55 PSF GRS**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

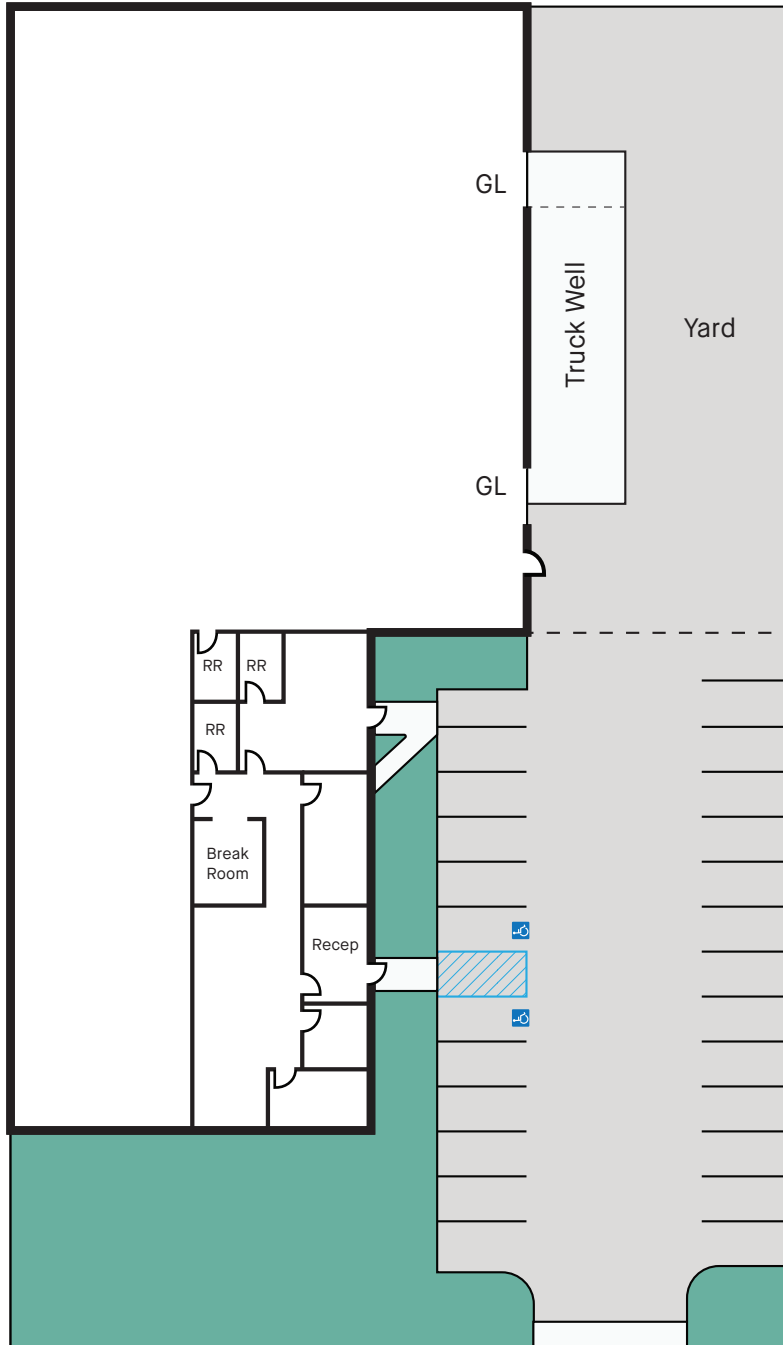
ORANGE COUNTY INDUSTRIAL

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SITE PLAN



W. CARRIAGE DR.



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