

AVAILABLE FOR LEASE - +86,814 SF

2803  
S. Yale Street  
SANTA ANA ♦ CALIFORNIA



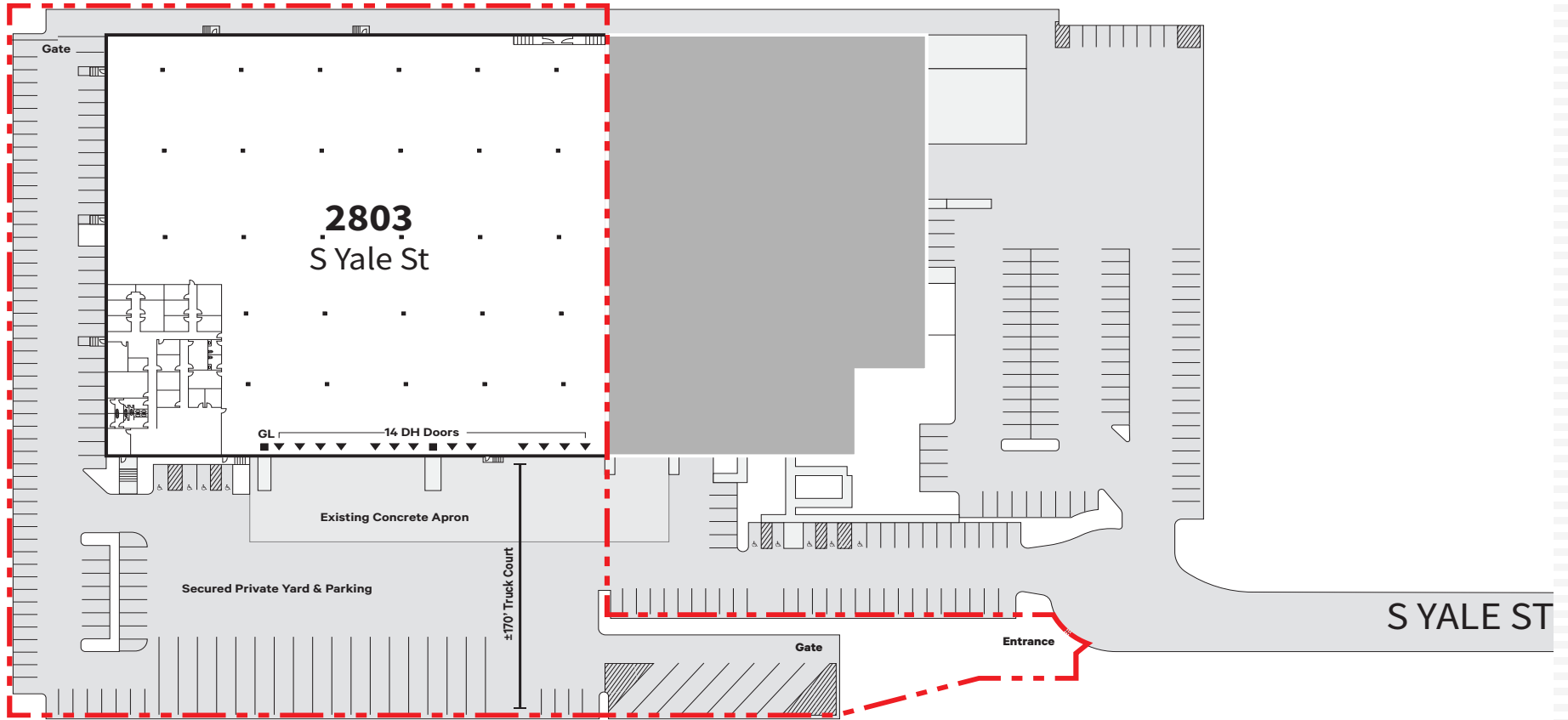
VIEW PROJECT VIDEO

*HUGE TRUCK COURT (170' DEPTH)!*



CBRE

 **ALERE**  
PROPERTY GROUP



# FLOOR PLAN

# FEATURES

- » ±8,222 SF of Single-Story Office Space
- » Fourteen (14) Dock High Doors (13 with Hydraulic Load Levelers)
- » Two (2) Ground Level Ramps
- » ESFR Sprinkler System w/ K17 Heads
- » Extra Large Fenced Yard for Truck Storage (Currently Striped for 24 Trailers; More Possible)
- » 170' Truck Court
- » Concrete Pad Loading Area
- » Minimum 22' Warehouse Clearance
- » Energy Efficient LED Lighting
- » 800 Amp, 277/480 Volt Power (Verify)
- » 1.2:1,000 SF Parking (103 Stalls, Potentially Expandable to 2:1)
- » Excellent Access to the San Diego (405), Costa Mesa (55) Freeways and the Corona del Mar/San Joaquin Hills (73) Transportation Corridor





[www.alere.cbre-properties.com](http://www.alere.cbre-properties.com)

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