

NEW CONSTRUCTION

±97,967 SF INDUSTRIAL BUILDING ON ±4.7 ACRES



FOR LEASE
OR SALE



Website

Virtual Tour

CBRE

300 E DYER ROAD, SANTA ANA

Development, Marketing
& Management by:

IDS

REAL ESTATE GROUP

PROPERTY HIGHLIGHTS



±97,967 SF
Freestanding
Industrial Building



Situated on
±4.7 Acres



±13,125 SF Total;
±6,051 SF
of Mezzanine



36' Warehouse
Clearance Height



Two (2) Ground
Level Doors



Ten (10) Dock
High Doors



Up to 4000
Amps of Power



92 Auto
Parking Stalls



Fully Fenced,
Secured Yard



135' Concrete
Truck Court



Light Industrial
(M1) Zoning

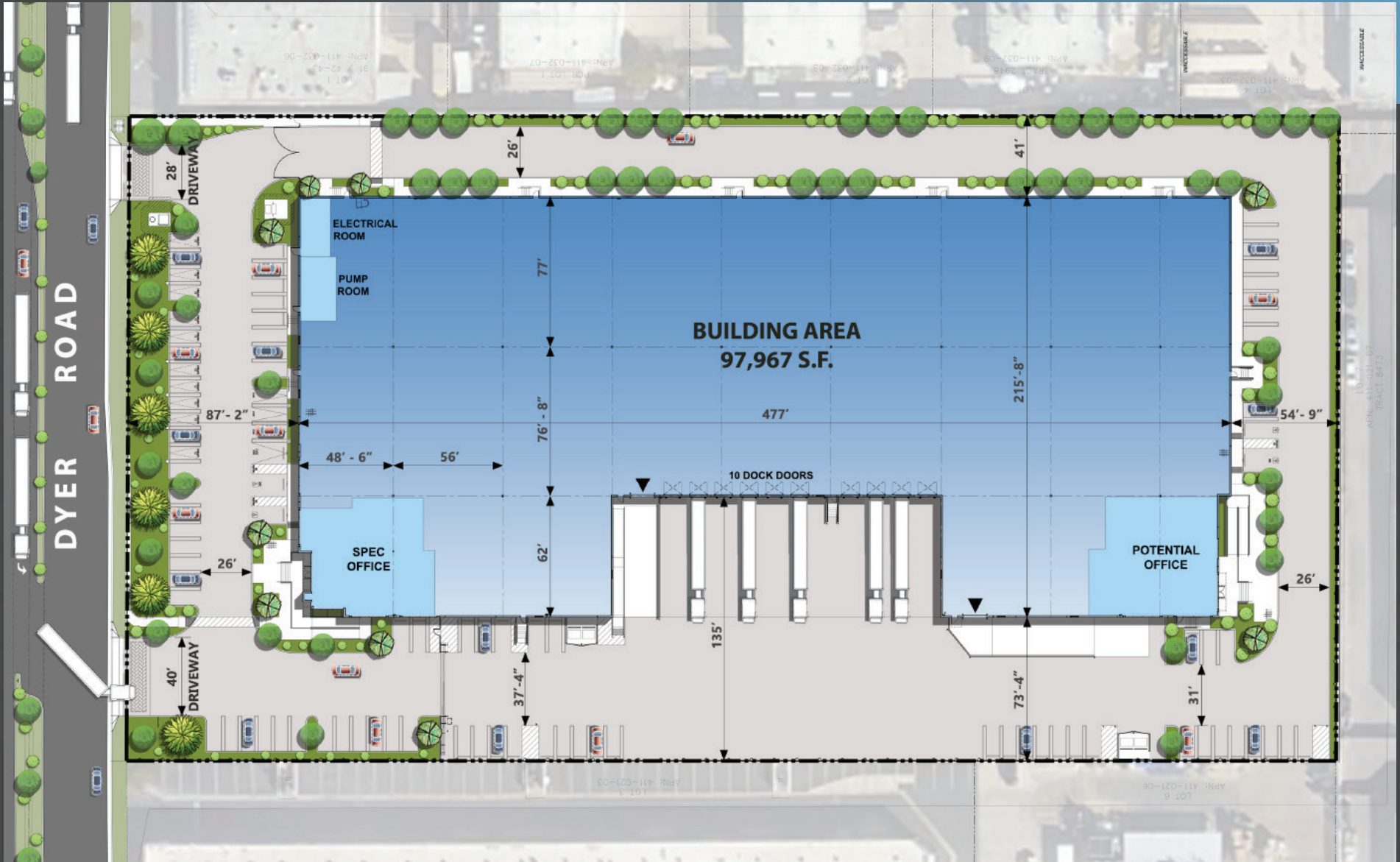


Dedicated Left-
Hand Turn Lane



Easy Access to
Costa Mesa (55),
San Diego (405)
& Santa Ana (5)
Freeways

SITE PLAN



BUILDING SPECS

BUILDING SIZE	±97,967 SF
LAND SIZE	±4.7 Acres
OFFICE SPACE	±13,125 SF Total; ±6,051 SF of Mezzanine
MINIMUM CLEARANCE HEIGHT	36'
GROUND LEVEL/DOCK HIGH DOORS	Two (2) / Ten (10)
DOCK PACKAGES	40,000 LB. Leveler & Bumper at each Position
POWER	4,000 Amp UGPS, 2,000 Amp Meter Section
SPRINKLERS	ESFR
PARKING	92 Auto Stalls
YARD	Fully Fenced, Secured
TRUCK COURT	135'
PAVING	Concrete Paving Throughout
COLUMN SPACING	60' x 56'
BUILDING DIMENSIONS	215' 8" x 477'
SLAB THICKNESS	6" Thick, 4,000 PSI, Fully Reinforced
LIGHTING	LED
CONSTRUCTION TYPE	Concrete Tilt-Up (Type III-B Construction)



INTERIOR PHOTOS







EXTERIOR PHOTOS



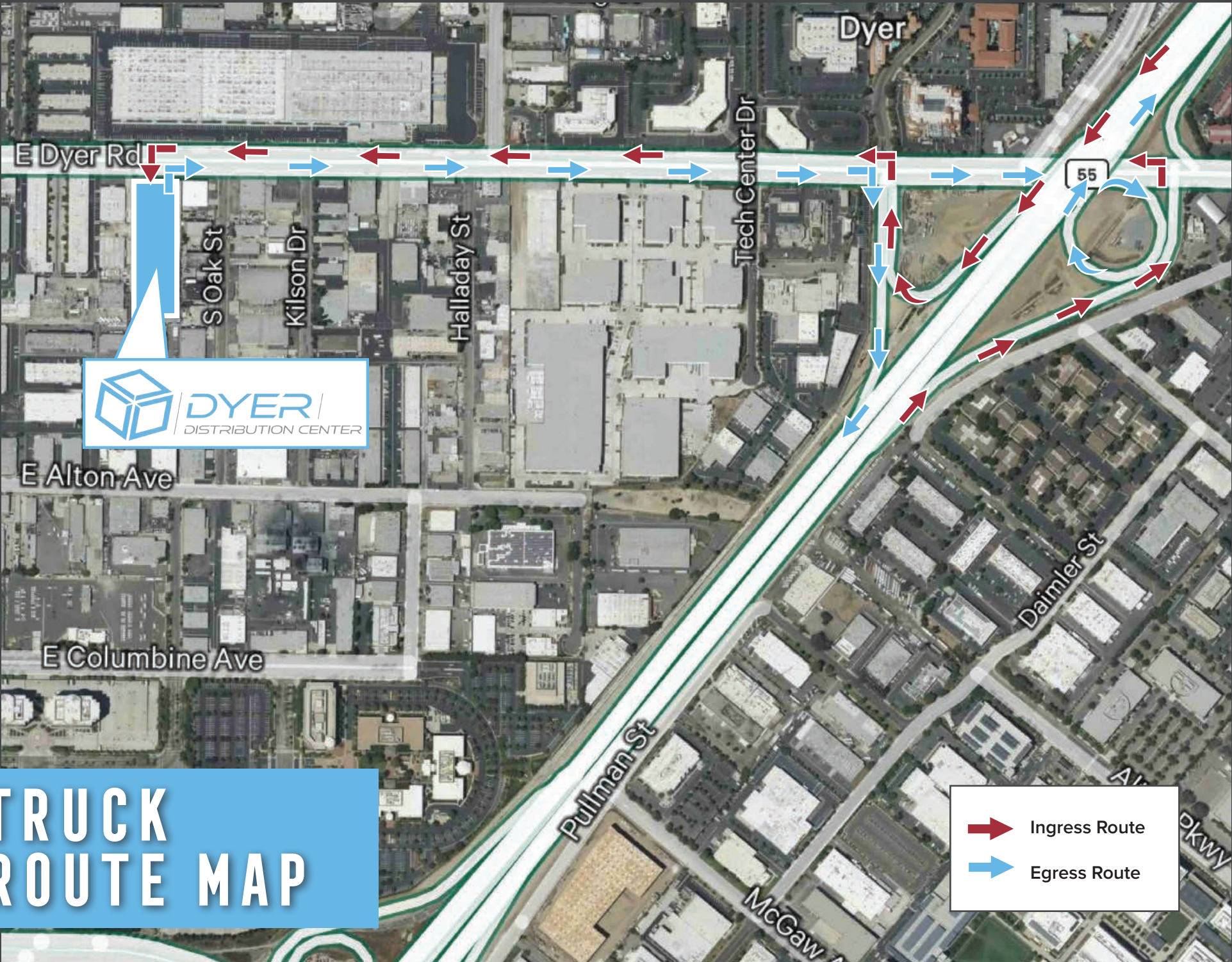
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REGIONAL MAP



DEMOGRAPHICS

2025 STATS	1 MILE	3 MILES	5 MILES
# of Employees	23,257	230,464	463,512
Population	21,178	249,159	642,583
Bachelor's, Graduate or Professional Degree	23.2%	30.4%	39.5%
# of Households	5,685	76,778	205,540
Average Household Income	\$132,733	\$124,489	\$135,040
2029 Average Household Income (projected)	\$148,051	\$137,554	\$148,923



TRUCK ROUTE MAP



CORPORATE NEIGHBORS



INTERSTATE 405

INTERSTATE 405

STATE ROUTE 55

MACARTHUR BOULEVARD

MAIN STREET

E. DYER ROAD

OAK STREET

Hutton Plaza (1 mile)



The Camp/Lab (5.5 miles)



South Coast Plaza (2.4 miles)



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Development, Marketing & Management by:



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