

HARBOR WARNER BUSINESS PARK



UNDER NEW OWNERSHIP

2720-2770 HARBOR BOULEVARD
SANTA ANA | CA | 92704

FOR MORE INFORMATION:

SKYLER SERRANO
949.790.3180
sserrano@leeirvine.com

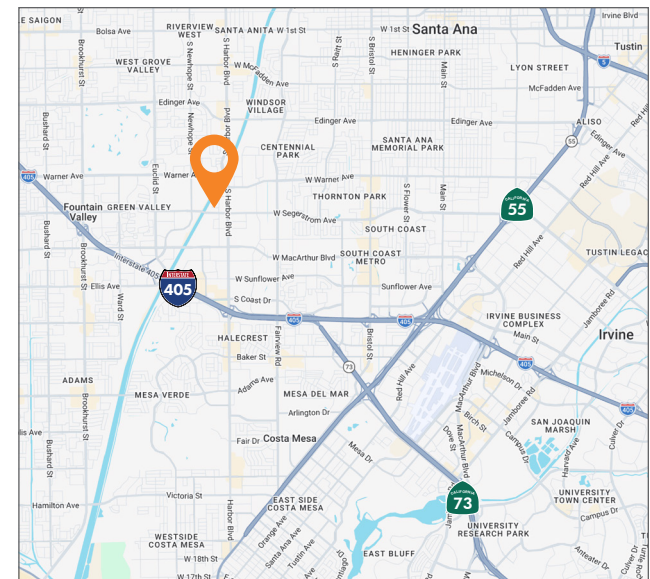
JASON HELMICK
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zschwaner@leeirvine.com

DYLAN DAVEY
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ddavey@leeirvine.com

PROPERTY FEATURES

- Move-in ready industrial/flex units with high-quality office improvements
- Major cosmetic improvements planned
- High visibility along Harbor Blvd and Segerstrom Ave
- Up to 18' clear height
- Rear loading with ground level doors
- Ample parking
- Close proximity to the San Diego 405 freeway and close to interstates 55 and 73 freeways
- Units range from 300 SF - 4,800 SF
- 7 buildings totaling ±128,018 SF

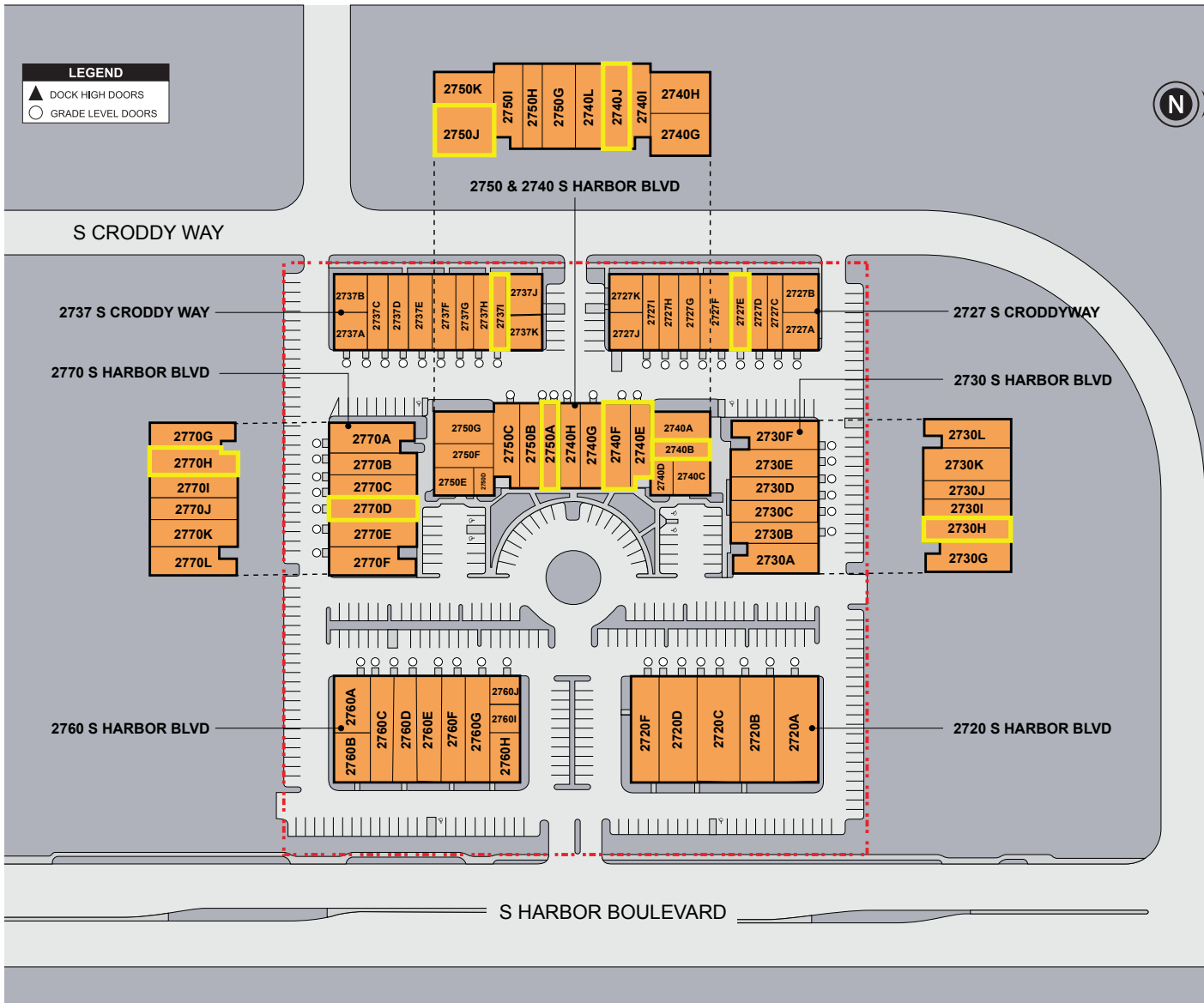


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

HARBOR WARNER BUSINESS PARK

SITE PLAN

UNDER NEW OWNERSHIP **bkm**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

HARBOR WARNER BUSINESS PARK

UNDER NEW OWNERSHIP **bkm**

AVAILABILITIES - INDUSTRIAL

ADDRESS	SUITE	TOTAL SF	OFFICE SF	RATE
2727 S Croddy Way	E	1,465	330	\$2.10/SF Gross
2737 S Croddy Way	I	1,460	331	\$2.10/SF Gross
2750 S Harbor Blvd.	A	2,026	863	\$2.10/SF Gross
2770 S Harbor Blvd.	D	1,922	968	\$2.10/SF Gross
2740 S Harbor Blvd.	E & F	4,763	2,901	\$1.85/SF Gross

AVAILABILITIES - OFFICE

ADDRESS	SUITE	TOTAL SF	RATE
2730 S Harbor Blvd.	H	1,598	\$1.60/SF Gross
2740 S Harbor Blvd.	B	1,467	\$1.75/SF Gross
2740 S Harbor Blvd.	J & K	2,469	\$1.60/SF Gross
2750 S Harbor Blvd.	J	1,499	\$1.60/SF Gross
2770 S Harbor Blvd.	J	782	\$1.60/SF Gross



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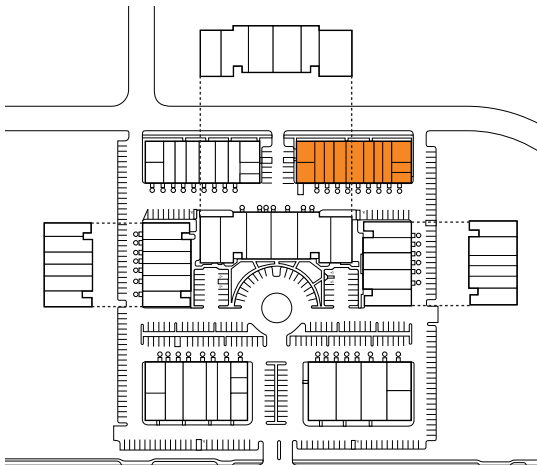
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SUITE DATA:

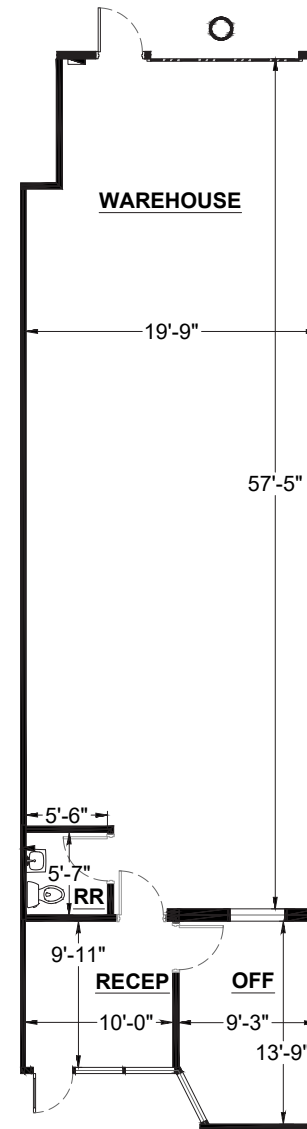
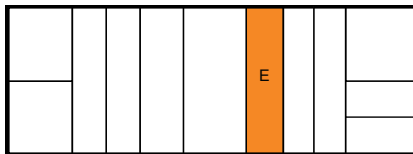
OFFICE AREA	330 SF
WAREHOUSE AREA	1,135 SF
TOTAL SUITE AREA	1,465 SF

CLEAR HEIGHT	14'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2727 S Croddy Way
Santa Ana, CA 92704

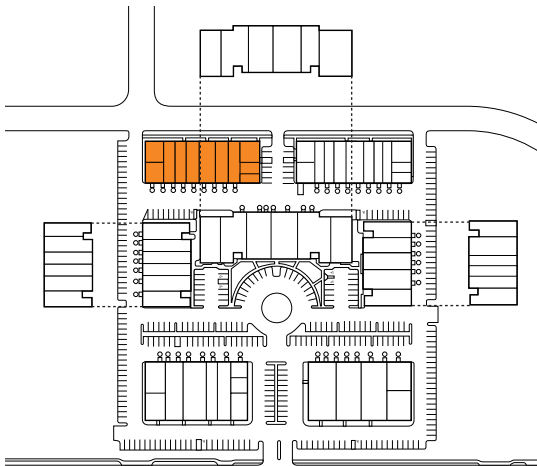
BLDG. 2727
STE E

SUITE DATA:

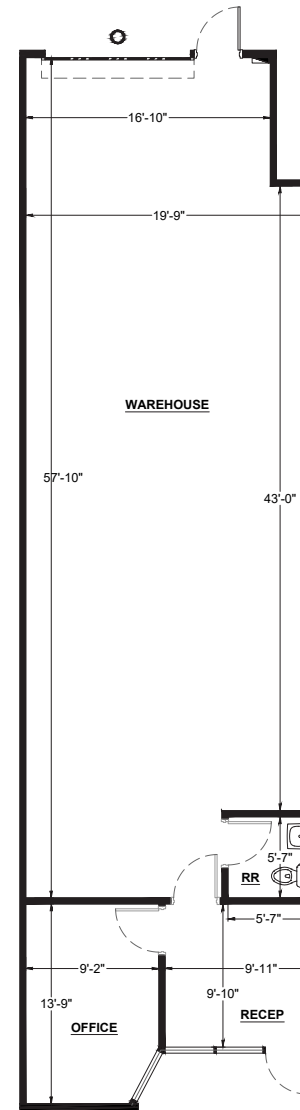
OFFICE AREA	331 SF
WAREHOUSE AREA	1,129 SF
TOTAL SUITE AREA	1,460 SF

CLEAR HEIGHT	15'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2737 S Croddy Way
Santa Ana, CA 92704

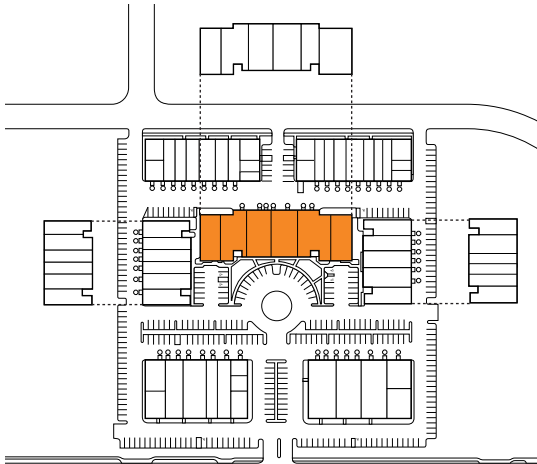
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STE I

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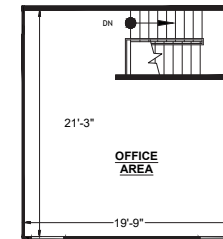
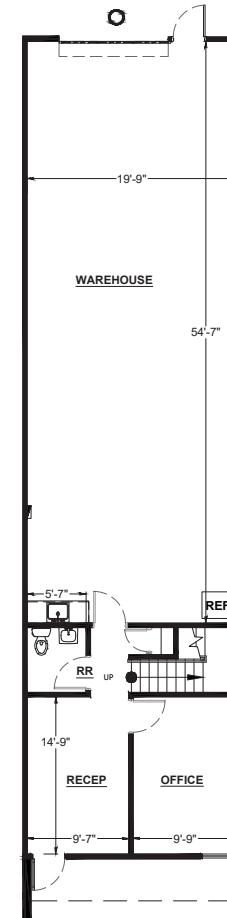
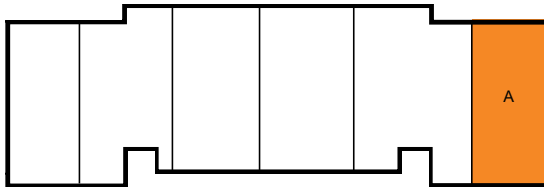
OFFICE AREA	863 SF
WAREHOUSE AREA	1,163 SF
TOTAL SUITE AREA	2,026 SF

CLEAR HEIGHT	20'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2750 S Harbor Blvd.
Santa Ana, CA 92704

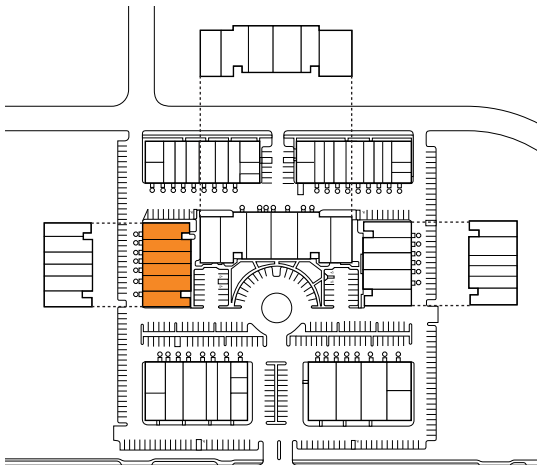
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STE A

SUITE DATA:

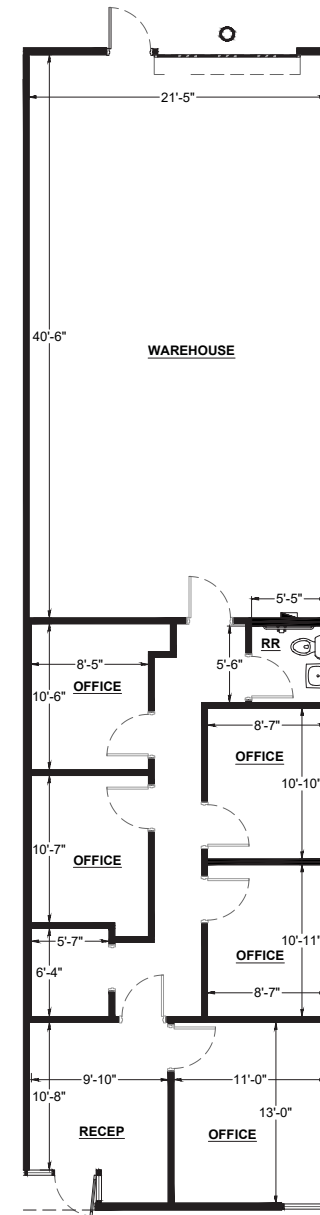
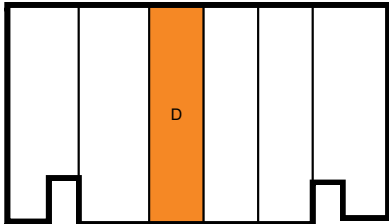
OFFICE AREA	968 SF
WAREHOUSE AREA	954 SF
TOTAL SUITE AREA	1,922 SF

CLEAR HEIGHT	16'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2770 S Harbor Blvd.
Santa Ana, CA 92704

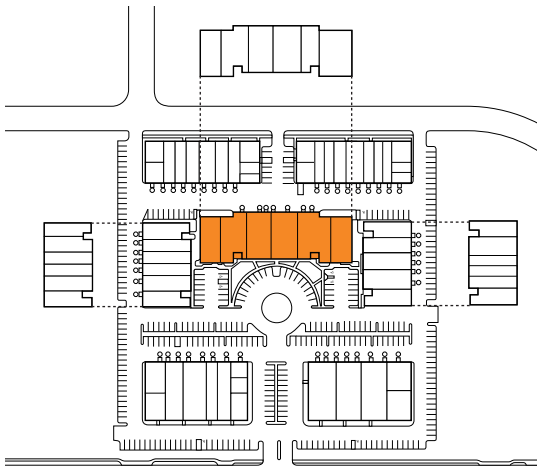
BLDG. 2770
STE D

SUITE DATA:

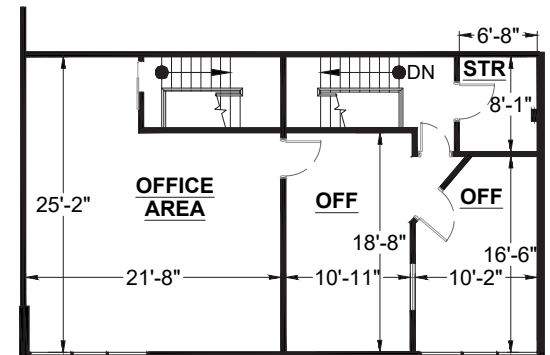
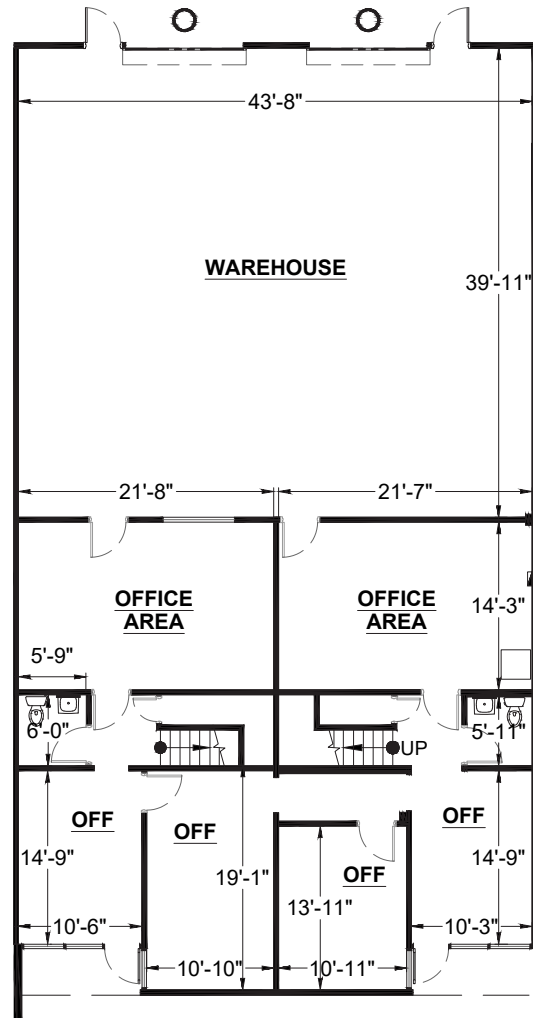
OFFICE AREA	2,901 SF
WAREHOUSE AREA	1,862 SF
TOTAL SUITE AREA	4,763 SF

CLEAR HEIGHT	20'
GRADE LEVEL DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

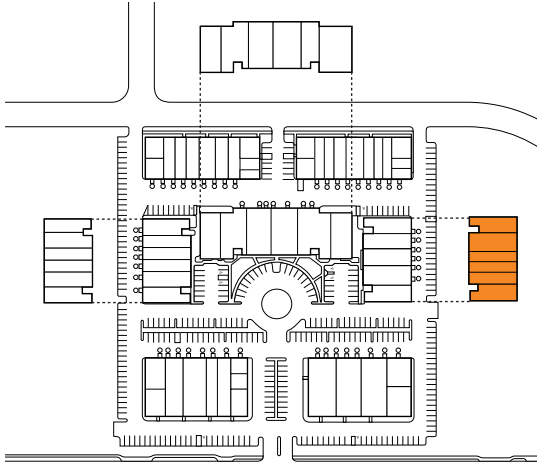
2740 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2740
STE E & F

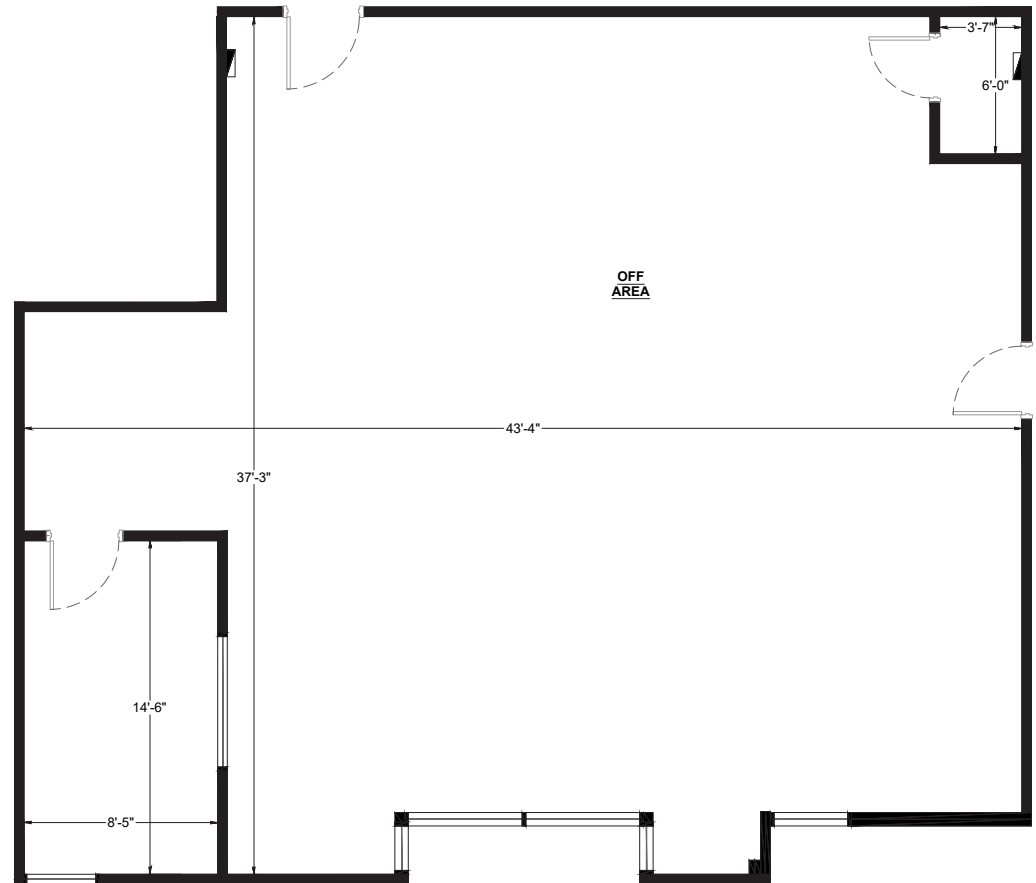
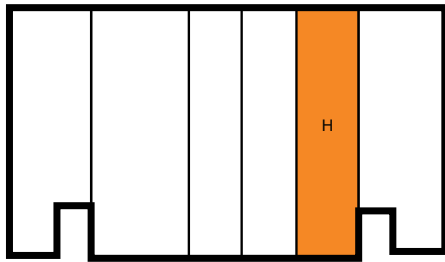
SUITE DATA:

TOTAL SUITE AREA **1,598 SF**

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2730 S Harbor Blvd.
Santa Ana, CA 92704

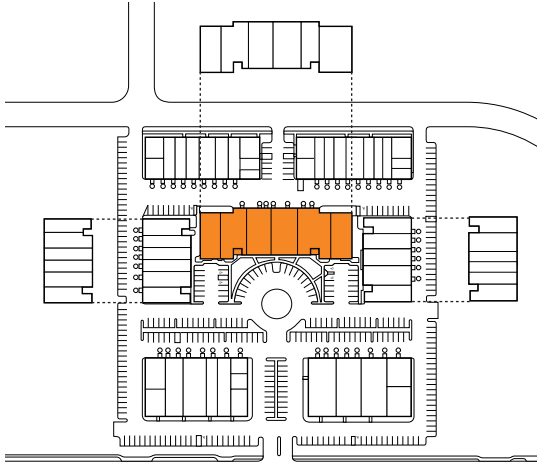
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STE H

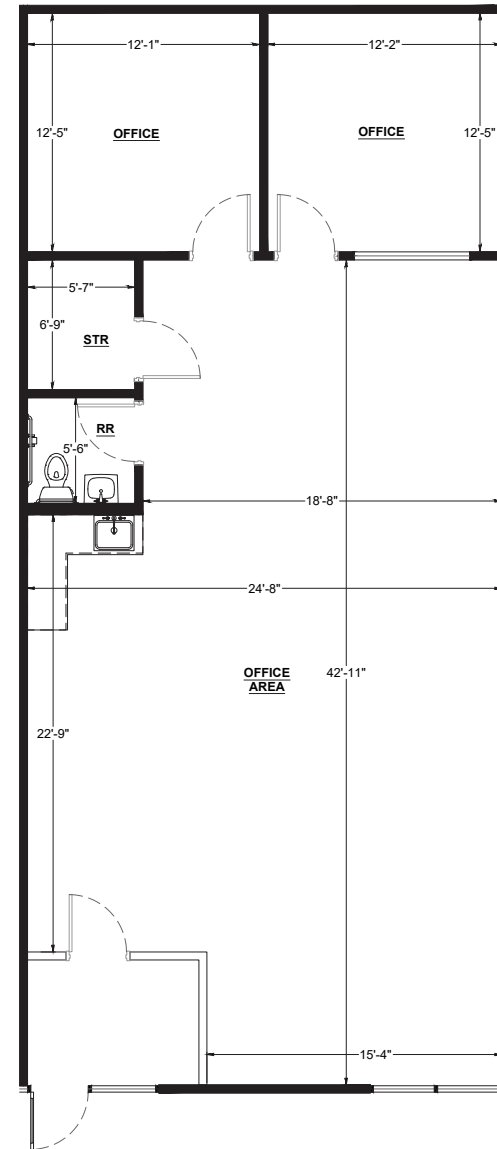
SUITE DATA:

TOTAL SUITE AREA **1,467 SF**

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2740 S Harbor Blvd.
Santa Ana, CA 92704

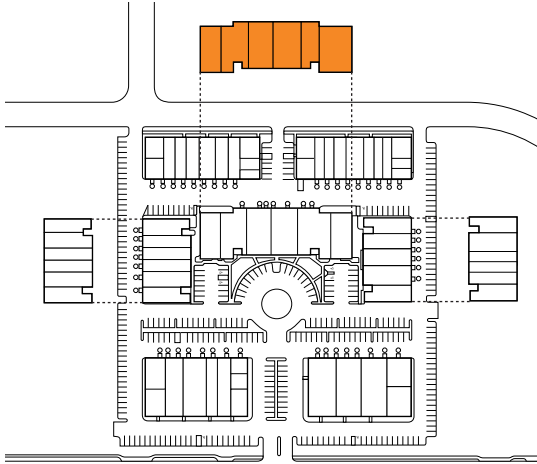
BLDG. 2740

STE B

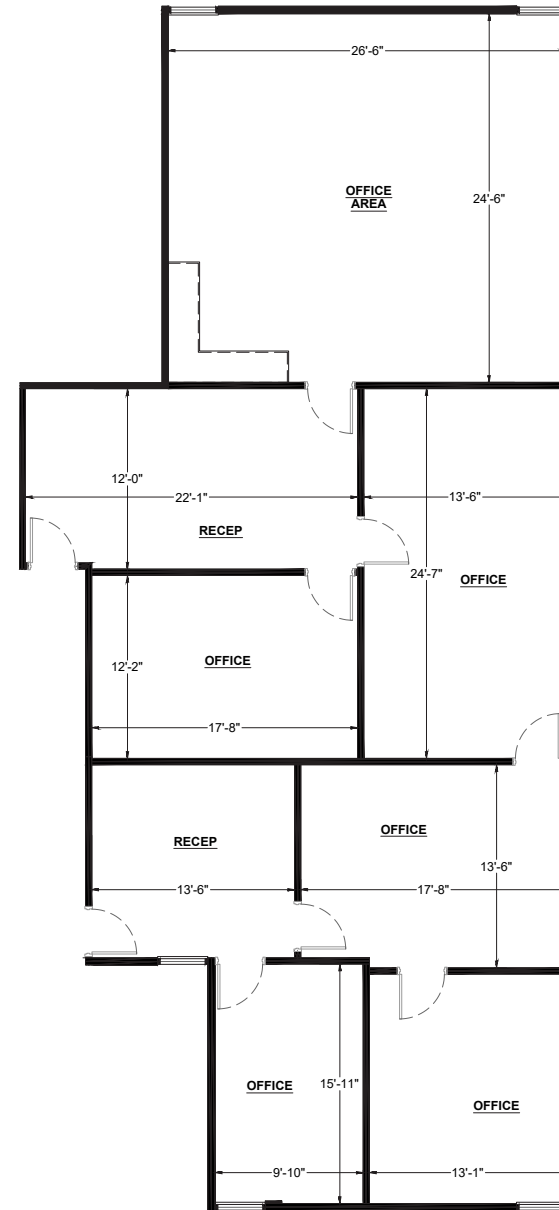
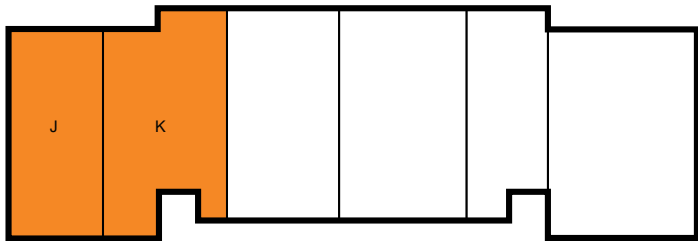
SUITE DATA:

TOTAL SUITE AREA **2,469 SF**

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

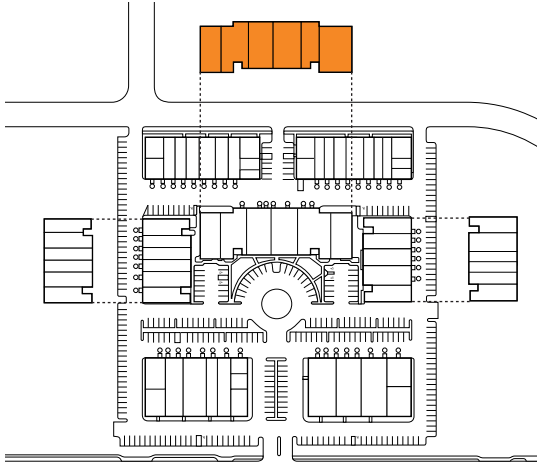
2740 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2740
STE J & K

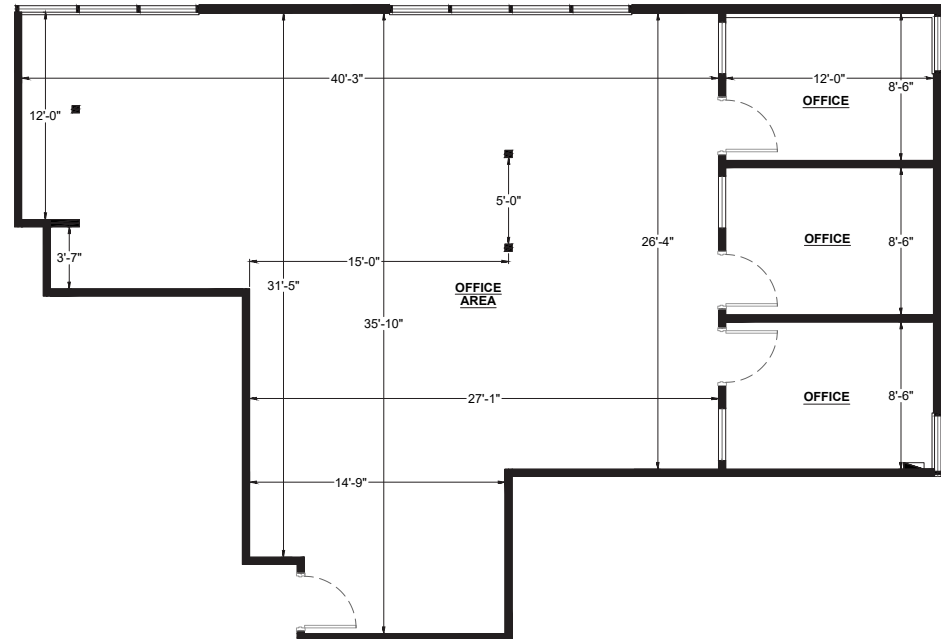
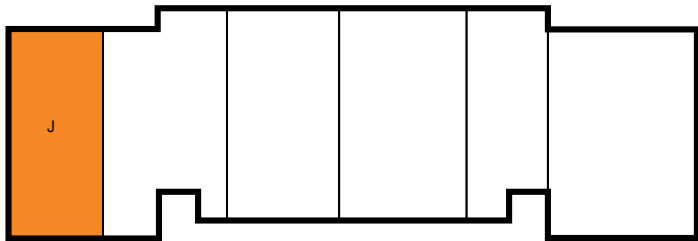
SUITE DATA:

TOTAL SUITE AREA **1,499 SF**

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2750 S Harbor Blvd.
Santa Ana, CA 92704

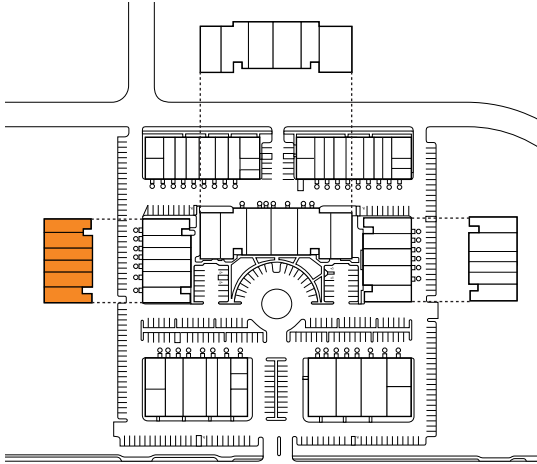
BLDG. 2750

STE J

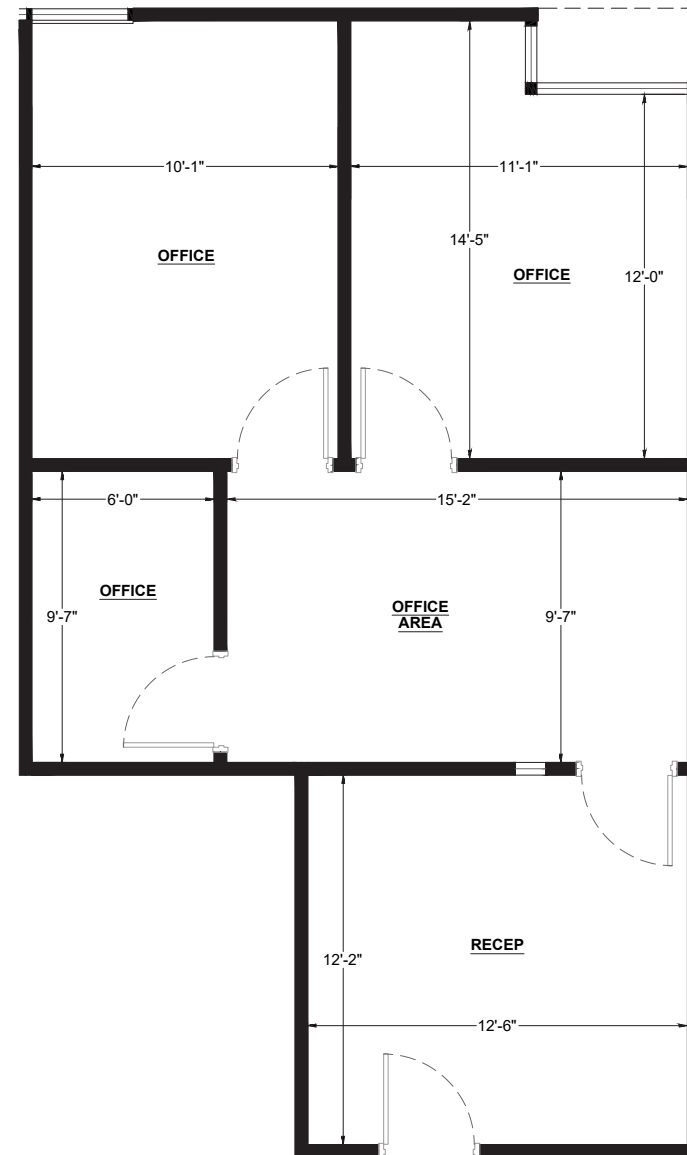
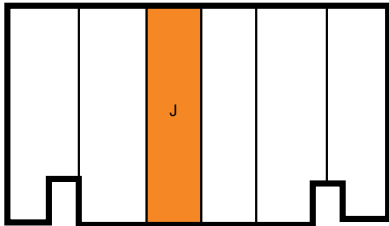
SUITE DATA:

TOTAL SUITE AREA **782 SF**

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2770 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2770

STE J

HARBOR WARNER BUSINESS PARK

RENDERINGS

UNDER NEW OWNERSHIP **bkm**



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AMENITIES

UNDER NEW OWNERSHIP **bkm**



NEARBY AMENITIES

Costco
IKEA
The Observatory
Home Depot
United States Postal Service

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