





MULTI-TENANT BUSINESS PARK

LOCATION • BEST IN CLASS QUALITY • VALUE 185,000 S.F. Business Park with Spaces from 1,000-5,000 S.F.





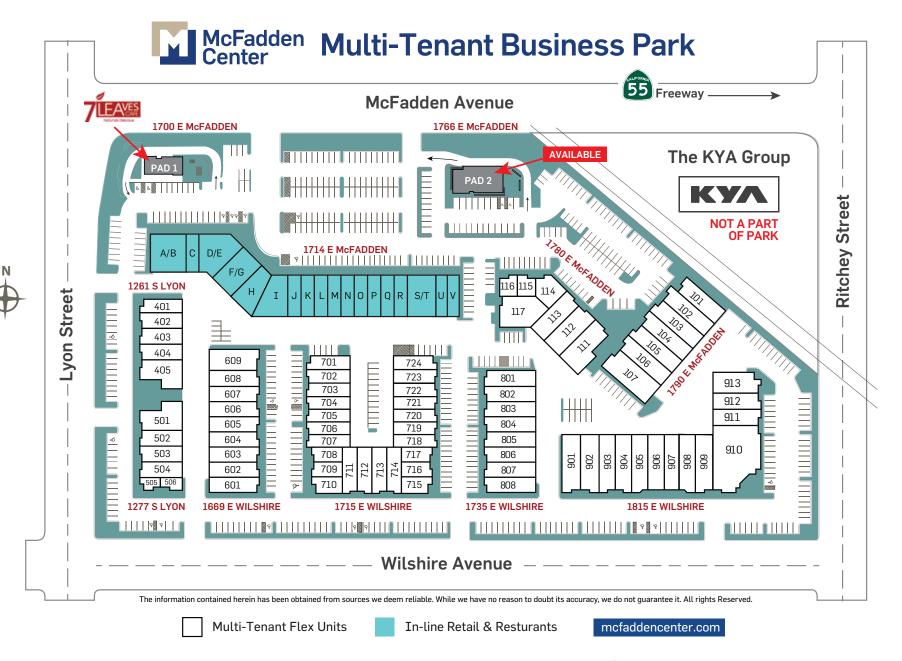
PROPERTY HIGHLIGHTS

- An approximate 185,000 square foot "best in class" business park
- 16'-18' typical clearance in warehouse
- · Ground level loading
- Ample drive aisle widths
- M1 Zoning
- Approximate 2:1,000 parking ratios
- 13.44 total acres with frontage and access along 3 streets
- 1986-88 construction making it one of the newest business parks in the Santa Ana/Tustin/Irvine market
- Multiple food use and service tenants offering a variety of amenities to tenants in the park

LOCATION HIGHLIGHTS

- Central location at the confluence of the 5/55 freeway interchanges
- Full interchanges at both Edinger Ave. and McFadden Ave.
- Park is accessible from executive housing areas in Irvine, Tustin and Newport Beach
- · Santa Ana has a large & diversified workforce
- This prime location offers easy access to North and South Orange County







Industrial/Flex Broker:

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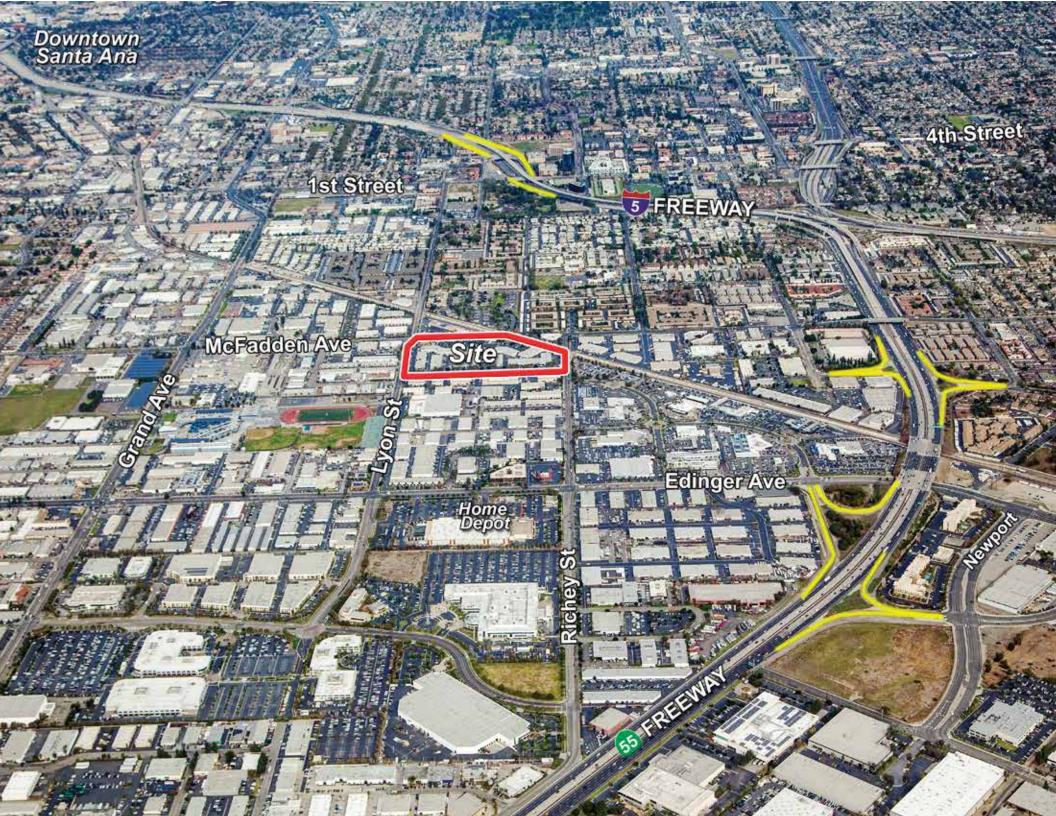
Industrial/Flex Broker:

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