

Available SF 45,780 SF

Industrial For Sale

Building Size

45,780 SF



Address: 2311 Pullman St., Santa Ana, CA 92705

Cross Streets: Pullman / Warner

Irvine Business Complex , Short-Term Leaseback Opportunity
 2 Buildings On One Parcel, 31% Coverage
 Great Freeway Access, Distributed Power, H Occupancy
 Fenced Yard, Cannabis Zone

Sale Price: \$14,533,200
Sale Price/SF: \$317.45
Available SF: 45,780 SF
Prop Lot Size: 3.40 Ac / 148,104 SF
Taxes: \$88,433 / 2020
Yard: Fenced / Paved
Zoning: M1

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 3 / 2-18x14, 1-18x12
DH Doors/Dim: 0
A: 2500 **V:** 277/480 **O:** 3 **W:** 4
Construction Type: Tilt-wall
Const Status/Year Bit: Existing / 1968

Whse HVAC: No
Parking Spaces: 85 / **Ratio:** 1.82:1,000
Rail Service: No
Specific Use: Office/Manufacturing

Office SF / #: 13,135 SF
Restrooms: 9
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,734 SF
Include In Available: Yes
Unfinished Mezz: 600 SF
Include In Available: No
Possession: Close of Escrow
Vacant: No
To Show: Call Broker
Market/Submarket: Orange County
APN#: 430-021-04

Listing Company: Lee & Associates - Commerce

Agents: Tim Cronin 323.767.2088, Brad Schneider 949.724.4708, Jakob Arellano 562.568.2088

Listing #: AIR CRE Use Only

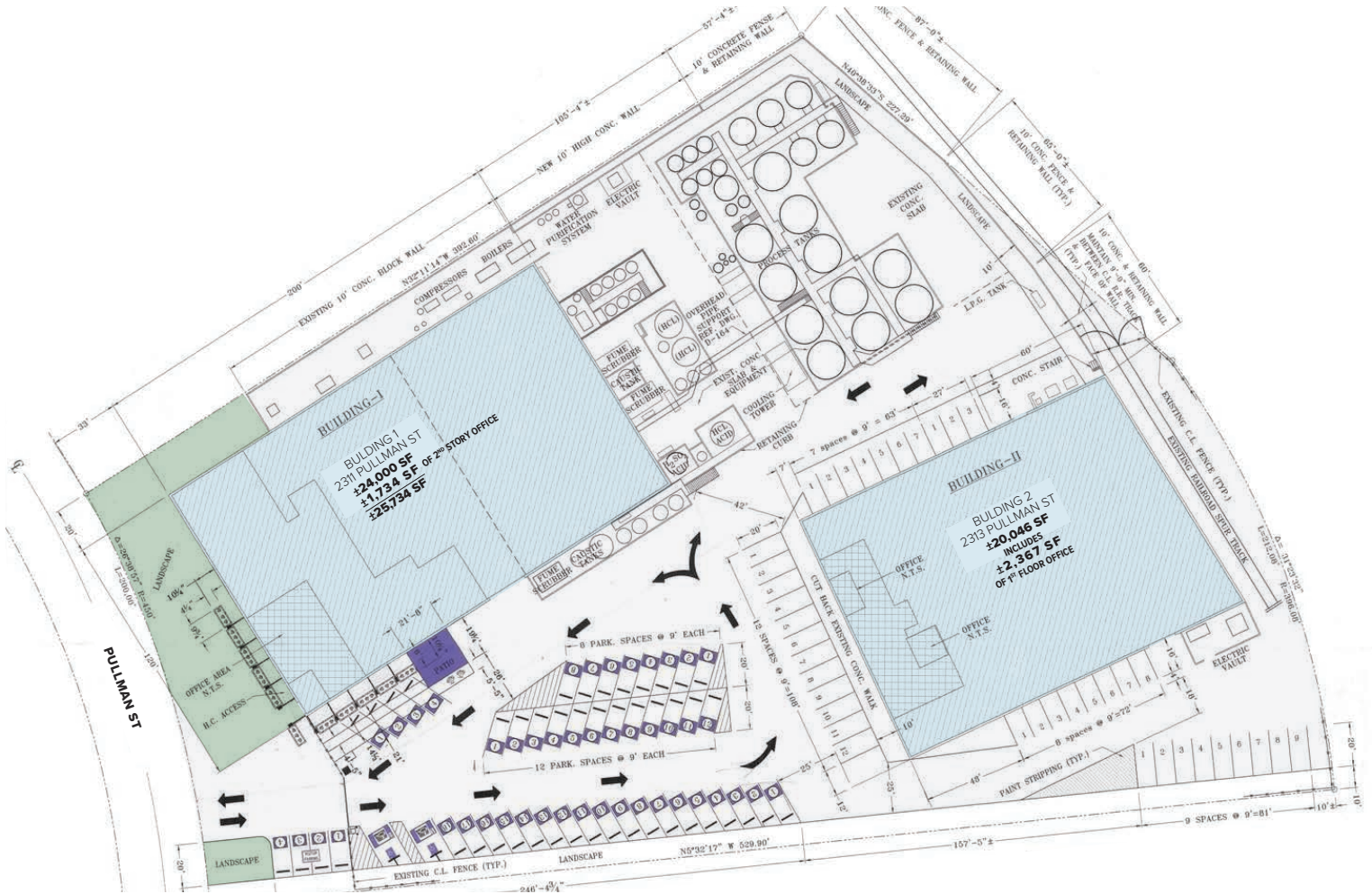
Listing Date: AIR CRE Use Only

FTCF: CB000N000S000 / A0AA

Notes: Building 1 - 25,734 SF is 18' Clear. Bldg 2 - 20,046 SF is 22'. Building 1 400 Amps, Building 2 2,500 Amps, Building 1 is Sprinklered, Building 2 Doesn't Have Sprinklers, Buyer to Verify The Office Size, Building Square Footage, Power and All Information Above.

±45,780 SF OF BUILDINGS ON ±148,104 SF OF LAND FOR SALE

2311 PULLMAN STREET | SANTA ANA, CALIFORNIA 92705

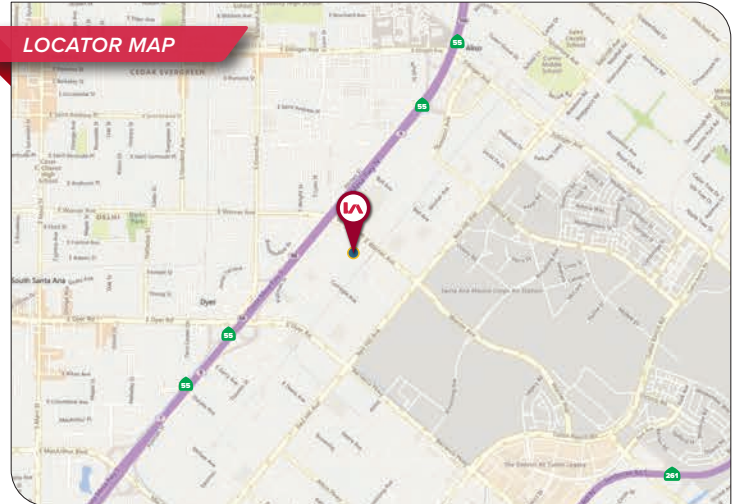


NOTE: Drawing not to scale. All measurements and sizes are approximate.

PROPERTY AERIAL



LOCATOR MAP



FOR MORE INFORMATION, PLEASE CONTACT ►

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