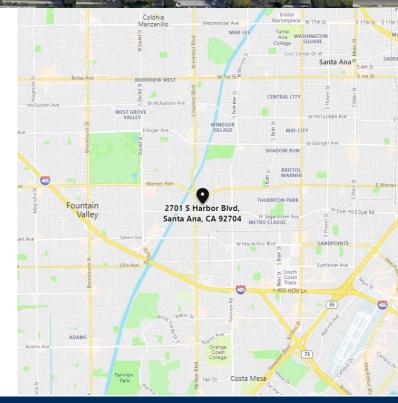
# (2) INDUSTRIAL BUILDINGS 102,659 SF & 34,840 SF Totaling 137,139 SF FOR LEASE

## 2701-B SOUTH HARBOR BLVD. SANTA ANA, CA

#### HARBOR BOULEVARD

#### **PROPERTY HIGHLIGHTS:**

- Approx. 102,659 SF, POL 405,750 SF Industrial Building with Approx. 5,000 SF Office Area Plus 34,480 SF Freestanding Metal Building w/Yard (2711 Harbor)
- Heavy 480, 3-Phase Power (Verify), Well Distriburted Throughout the Building, Plus 600 Amps in Metal Bldg.
- Dock High (11+ Positions) & Ramped Loading
- (6) Grade Level Loading Doors (Metal Building)
- Fenced/Gated Yard Areas
- 2:1,000 Parking
- Fully Sprinklered (Both Buildings)
- Approx. 17' x 20' Clear Height
- New HVAC for Front Office Area (Large Building)
- New Shop/Office & Restrooms (Large Building)
- Centrailized Orange County Location (Harbor Blvd. & Warner Ave.)
- Major Harbor Boulevard Street Frontage
- Each Building Available Separately or Together Approx . 8/1/2019



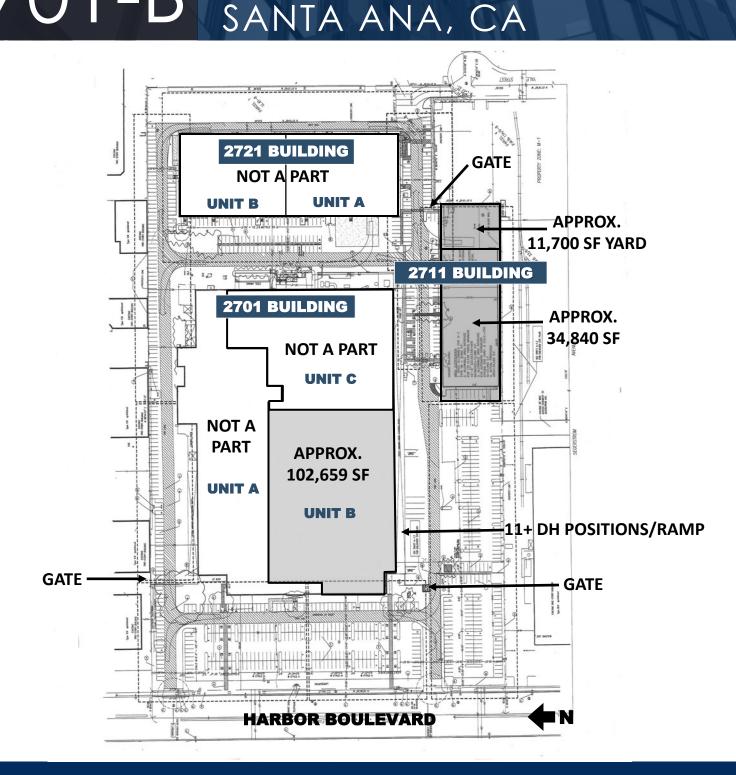
#### EXCLUSIVELY LISTED BY: RICK GILL | EXECUTIVE VICE PRESIDENT P: 949.242.1718 F: 949.474.1771

E: rickgill@daumcommercial.com | CA License #00900922



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