



# ± 12,545 SF FREESTANDING BUILDING FOR SALE

3220-3226 PENDLETON AVE  
SANTA ANA | CA



± 12,545 SF  
FREESTANDING BUILDING



± 24,570 SF  
LOT SIZE (.56 AC)



17'  
CLEAR HEIGHT



6 GL DOORS  
(12'W X 14'H)

CONTACT EXCLUSIVE LISTING AGENTS:



**DEVIN RAY**  
VICE PRESIDENT  
P: 714.322.1252  
dray@daumcre.com  
CA DRE License #02018130



**MIKE BARREIRO, SIOR**  
E.V.P. | PRINCIPAL  
P: 949.355.8500  
mbarreiro@daumcre.com  
CA DRE License #01712620



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COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS

- ± 12,545 SF Freestanding Building
- ± 24,570 SF Lot Size (.56 AC)
- 17' Clear Height
- Fire Sprinklered
- 6 Ground Level Doors (12'w x 14'h)
- Automatic- Roll Up Doors
- 400 Amps 120/208V (Verify)
- Five (5) Restrooms
- Two (2) Electrical Meters
- Gas Line
- Warehouse Skylights
- Fenced Concrete Yard
- Single Tenant or Multi-Tenant Building
- Central OC Location
- Cannabis Compliant Facility
- 4,700 SF Fully HVAC'd
- Approx \$2.00/SF NNN Lease on 4,700 SF
- Cannabis Distribution Month to Month Lease
- 7,845 - 12,545 SF Available For Owner User



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### PROPERTY HIGHLIGHTS

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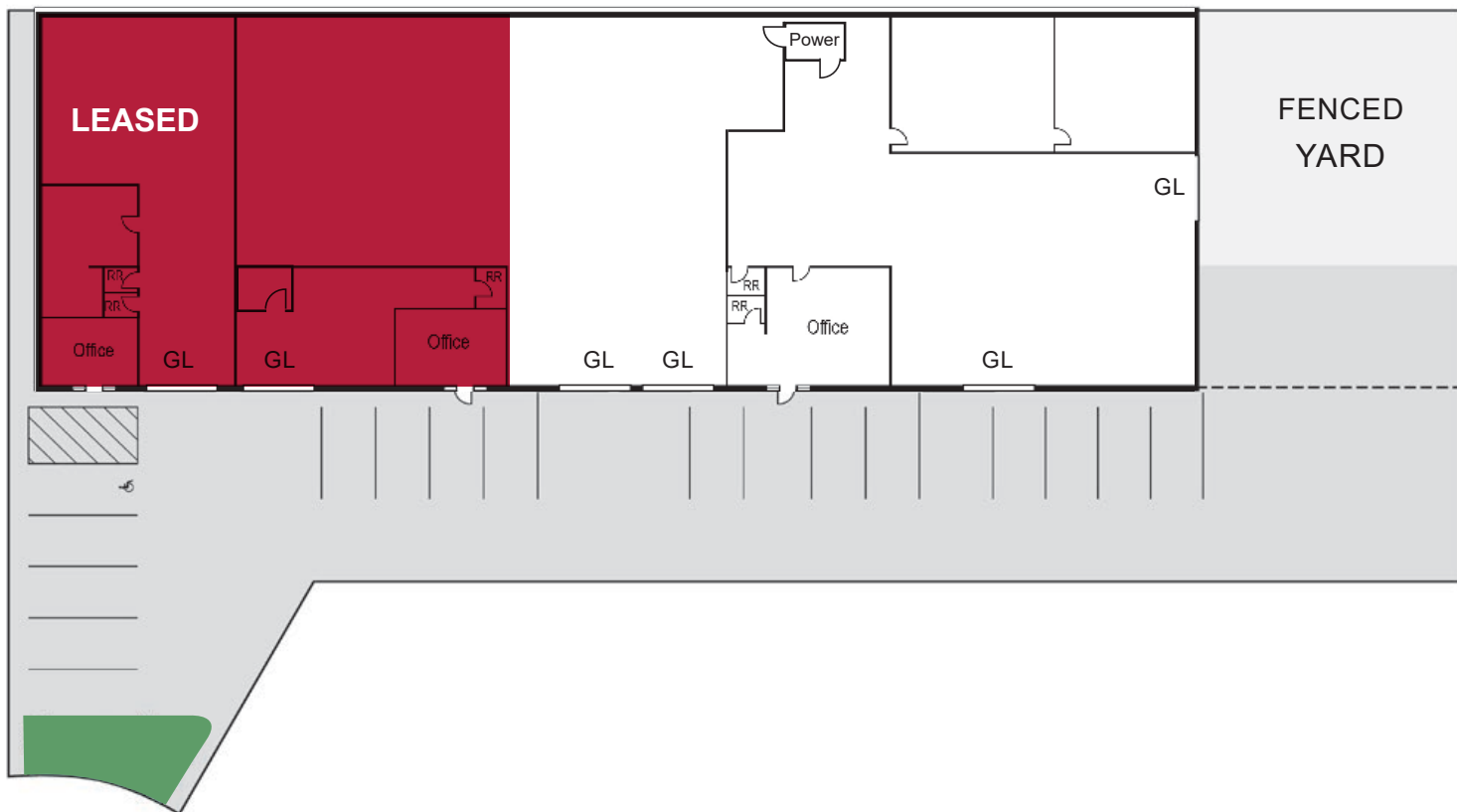
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4,700 SF Leased at \$2.00 psf NNN  
Cannabis Distribution Tenant  
MTM or Long Term Lease Available

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SITE PLAN

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PHOTOS

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#### AMENITIES MAP

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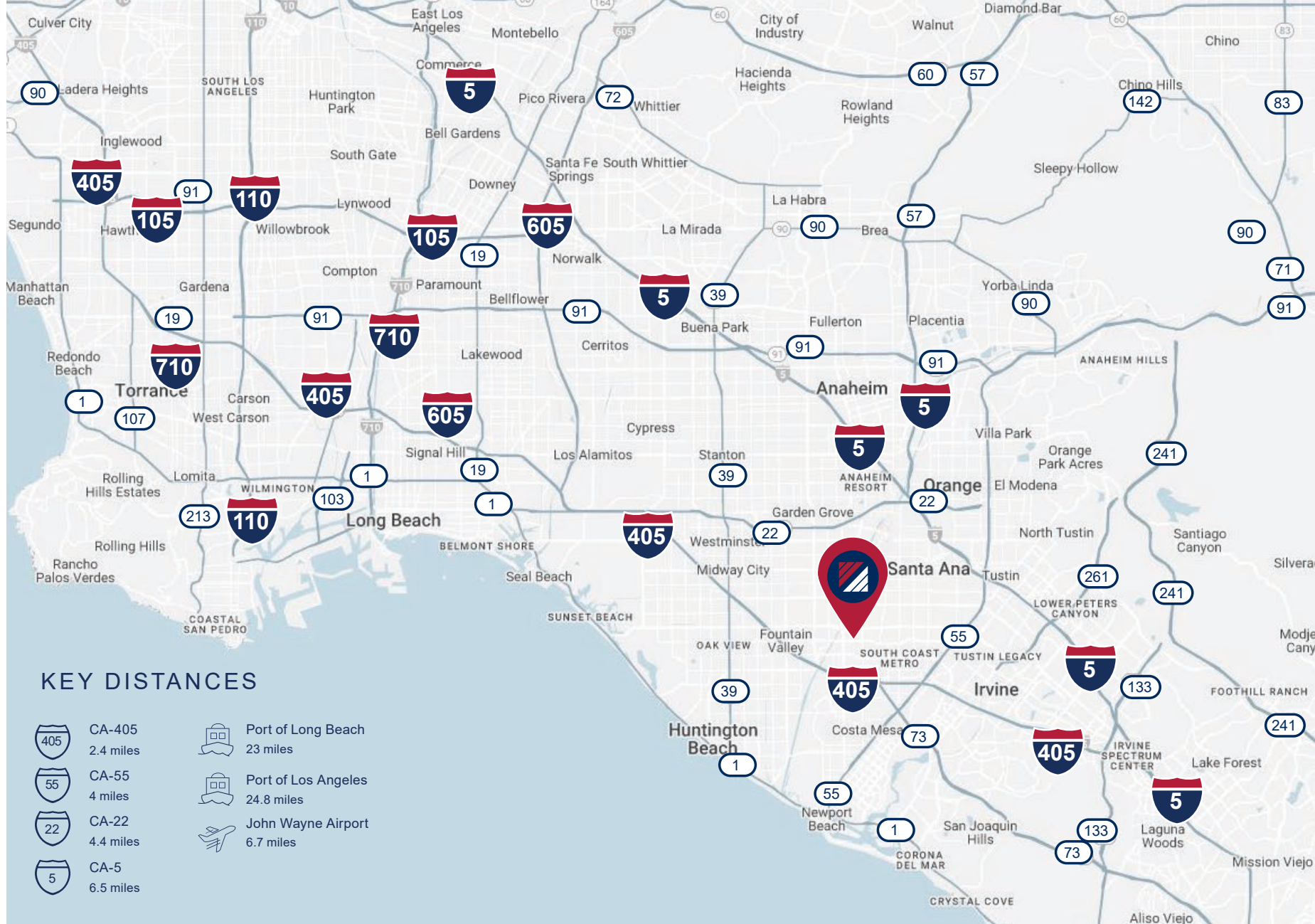
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#### LOCATION MAP

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