

1211

E. DYER ROAD

Santa Ana, California

AVAILABLE FOR SALE

39,500 SQ.FT.

**CORPORATE HEADQUARTERS/
R&D BUILDING
W/4:1 PARKING**

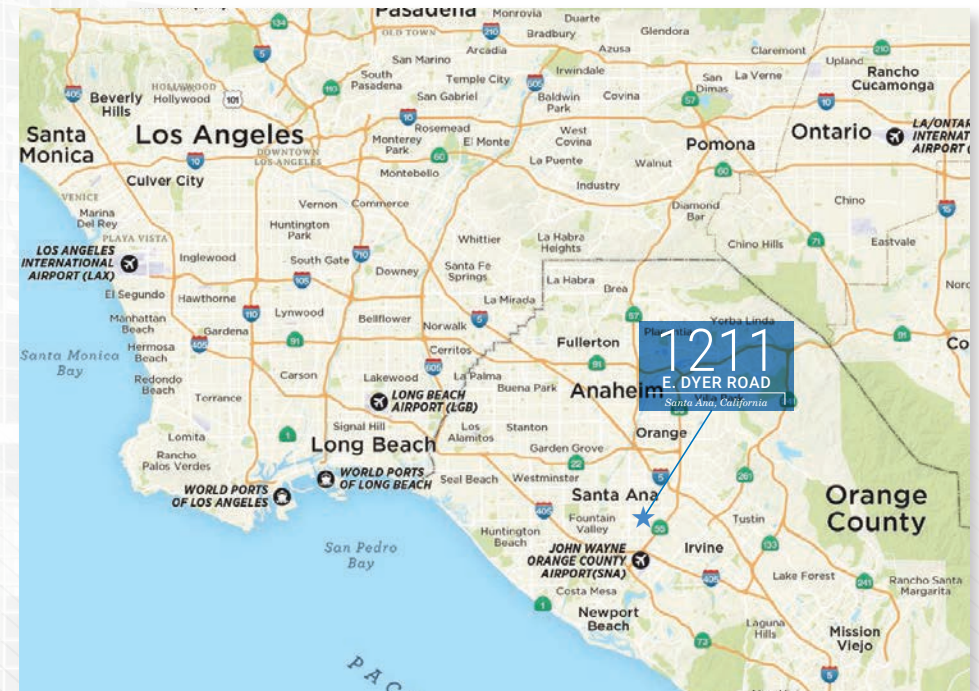
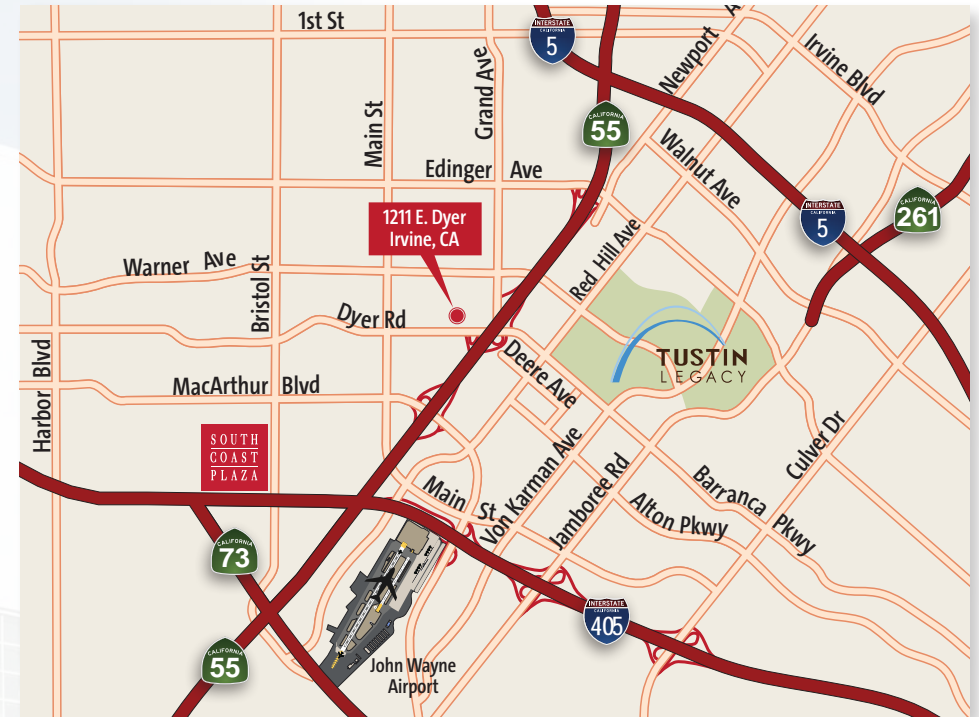


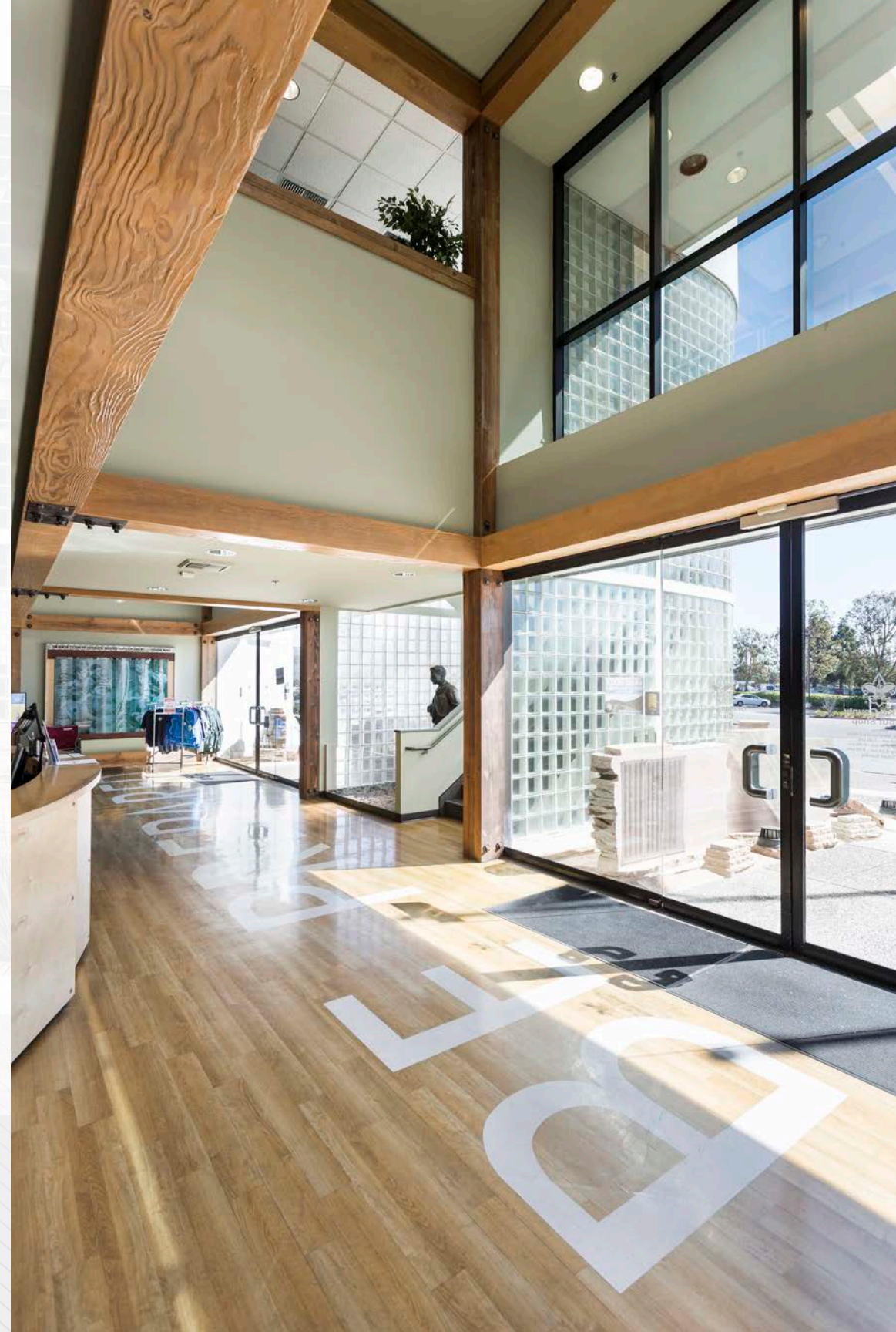
Property Features

- ±39,500 SF Total Building Area
- ±35,400 SF Office Area
- ±4,000 SF Warehouse Area
- 2.54 Acres
- 100% Office Possible
- 4:1 Surface Parking
- Dramatic Full Height Glass Entry
- Elevator Served
- Fully Fire Sprinklered
- Large Meeting Area with Air-Wall
- Two (2) Grade Level Loading Doors
- 1,200 Amps, 277/480 V Power
- Flexible Zoning Allowing Most Office, R&D, and Industrial Uses
- Central OC Airport Area Location, Two Blocks West of Tustin Legacy and Numerous Amenities
- Easy Access to OC Airport, and 55, 405, & 5 Freeways

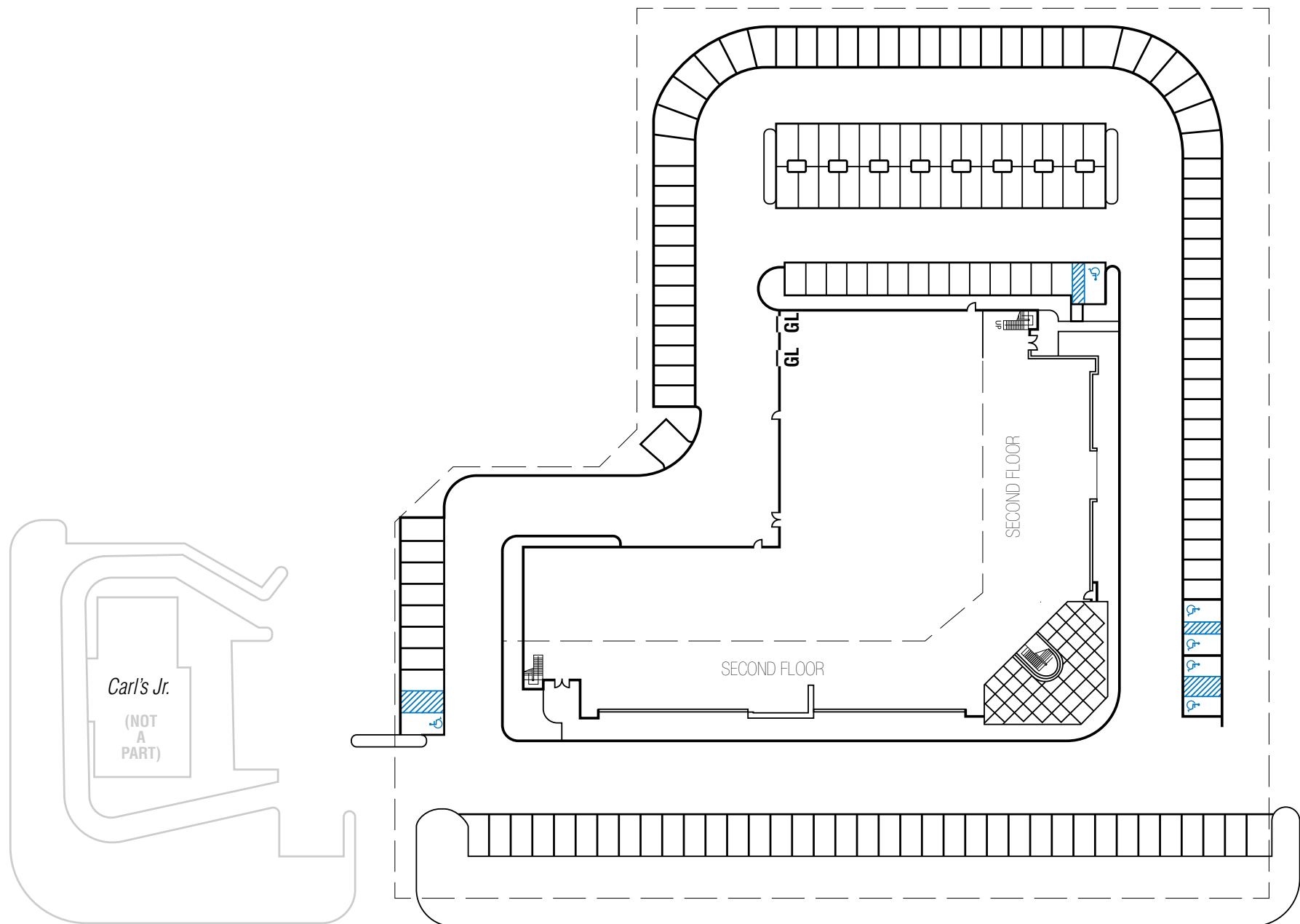
Occupancy

- 6,319 SF Leased until January 31, 2021
- 33,181 SF Available for Occupancy at Close of Escrow

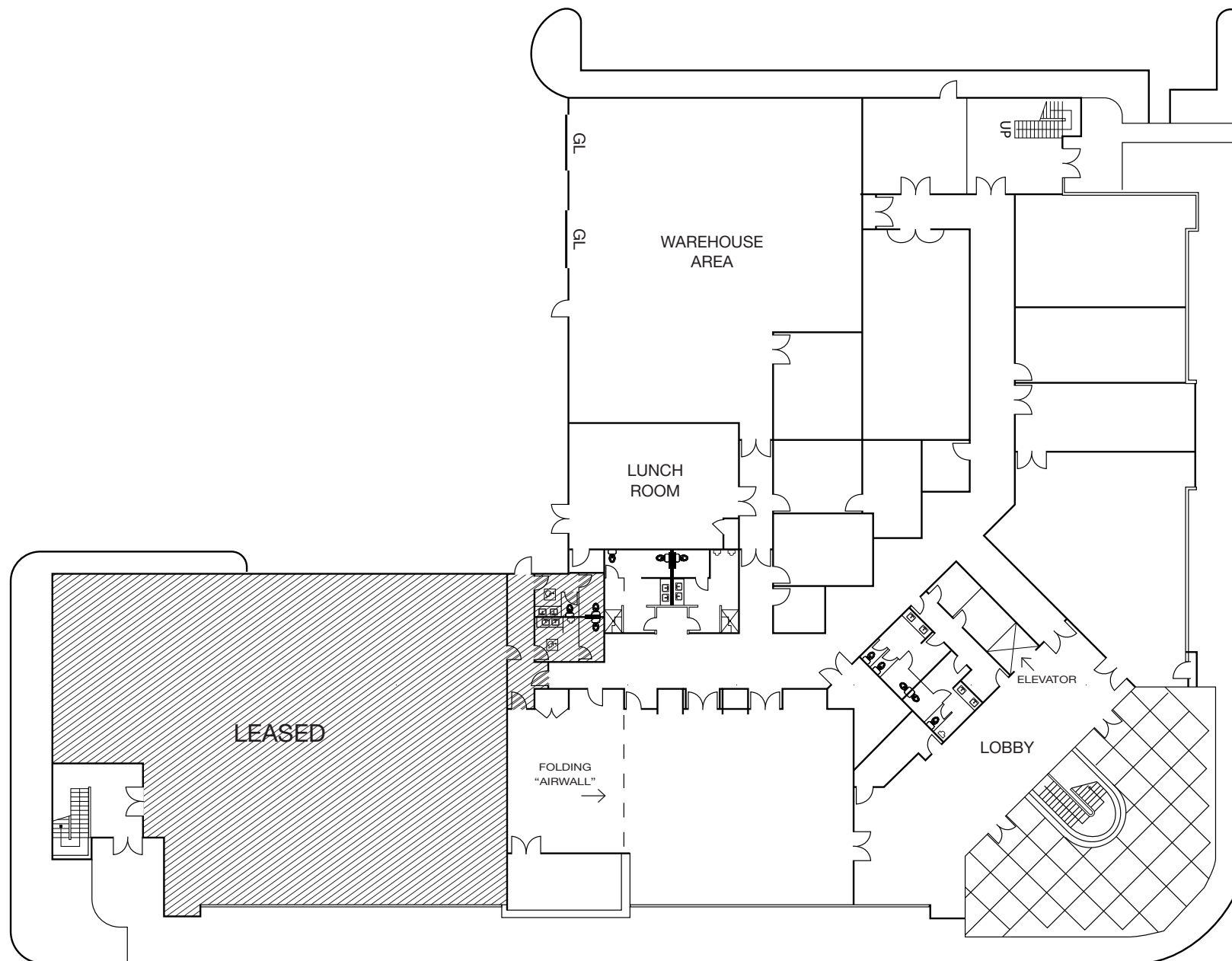




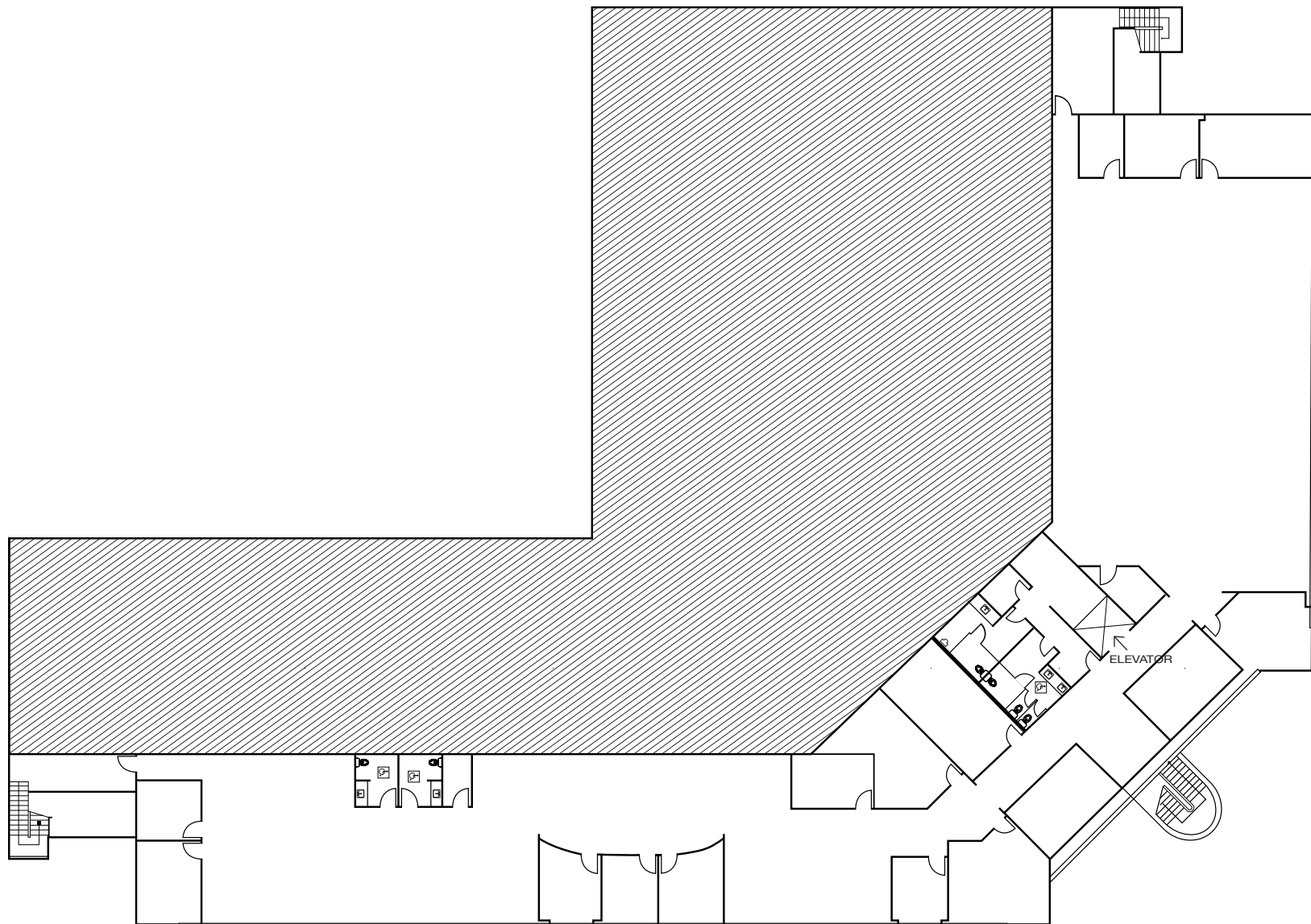
Site Plan



1st Floor



2nd Floor



Aerial Photograph



SCOTT READ

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