

FOR LEASE

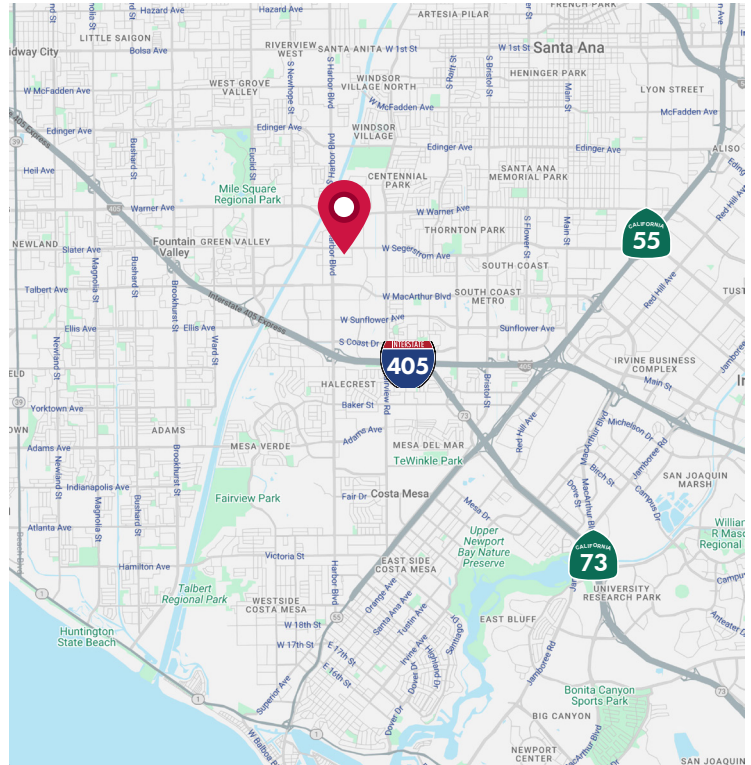
3701 W. CARRIAGE DR., SANTA ANA

±19,651 SF FREESTANDING INDUSTRIAL BUILDING



PROPERTY FEATURES

- ±19,651 SF Freestanding Industrial Building
- ±3,000 SF of Office
- Large Fenced Yard
- 2 GL Doors (10' x 12')
- 1 Exterior Truckwell
- 800 Amps
- 18' Clear Height
- Sprinklers
- M1 Zoning
- 31 Parking Stalls
- 37,472 SF Parcel (0.86 AC)
- Prime South Coast Metro Location with Excellent 405 Freeway Access
- **Asking: \$1.55 PSF GRS**



DALE CAMERA
Senior Vice President
License ID# 01313921
949.790.3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
License ID# 01786729
949.790.3119
jhelmick@leeirvine.com

ZACH SCHWANER
Senior Vice President
License ID# 02009623
949.790.3159
zschwaner@leeirvine.com

DYLAN DAVEY
Associate
License ID# 02219560
949.790.3162
ddavey@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

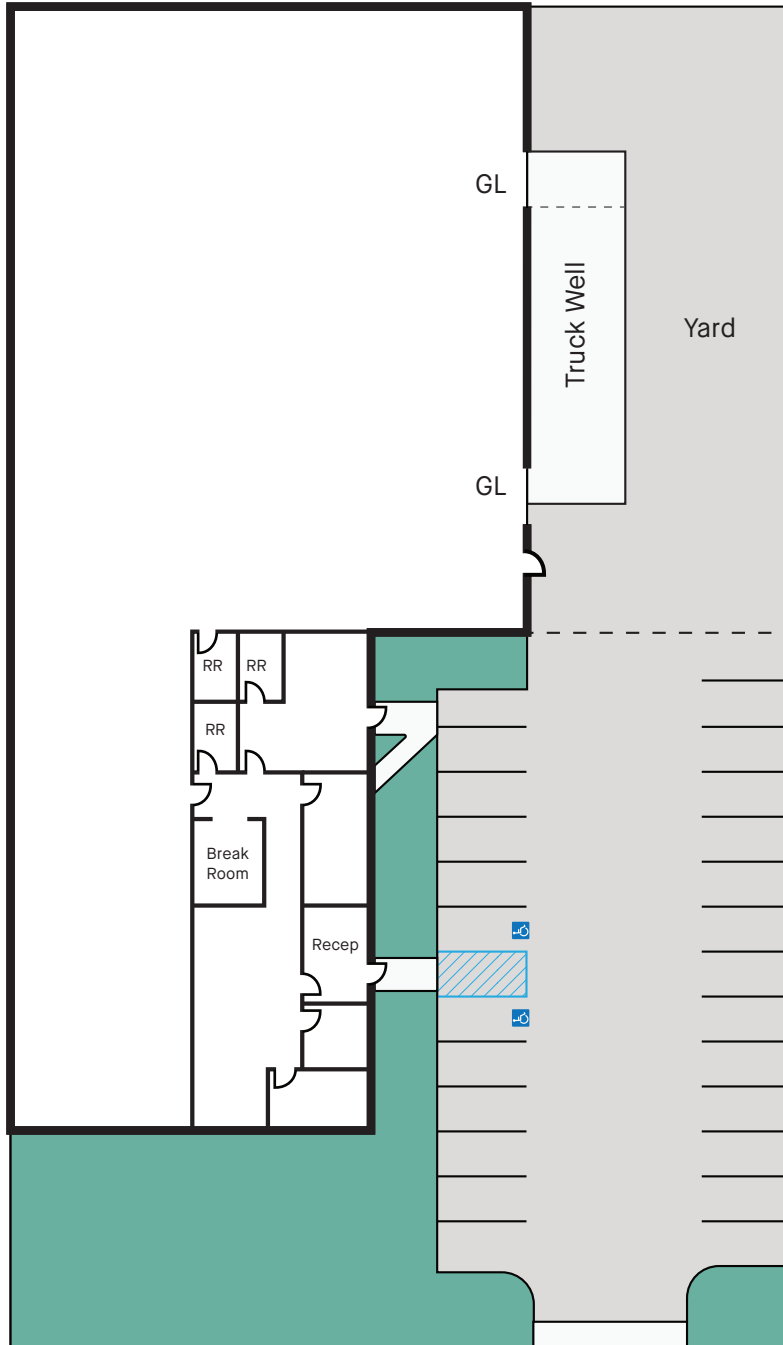
ORANGE COUNTY INDUSTRIAL

FOR LEASE

3701 W. CARRIAGE DR., SANTA ANA

±19,651 SF FREESTANDING INDUSTRIAL BUILDING

SITE PLAN



W. CARRIAGE DR.



DALE CAMERA
Senior Vice President
License ID# 01313921
949.790.3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
License ID# 01786729
949.790.3119
jhelmick@leeirvine.com

ZACH SCHWANER
Senior Vice President
License ID# 02009623
949.790.3159
zschwaner@leeirvine.com

DYLAN DAVEY
Associate
License ID# 02219560
949.790.3162
ddavey@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY INDUSTRIAL