

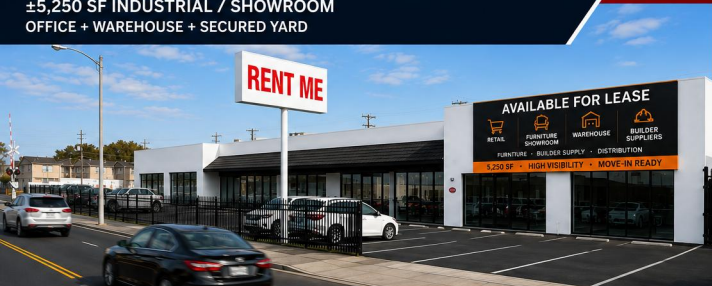
AVAILABLE FOR LEASE

UNIT 1307

±5,250 SF INDUSTRIAL / SHOWROOM
OFFICE + WAREHOUSE + SECURED YARD



1307 East Edinger Ave
Santa Ana, California 92705



REAR VIEW

PROPERTY HIGHLIGHTS

- ±5,250 SF Total
- ±5,000 SF Warehouse / Showroom
- ±250 SF Office
- 1 Ground Level Roll-Up Door
- 16' Clear Height
- 200 Amp Power
- Front Showroom / Entrance
- Private Fenced Yard
- Ample Parking
- Light Industrial Zoning
- NNN Expenses: \$0.25 / SF / Month
- Immediate Availability

IDEAL FOR

- Showroom
- Distribution & Logistics
- Wholesale Operations
- E-Commerce Fulfillment
- Cabinet & Flooring Distributors
- Kitchen & Bath Suppliers
- Medical Supply Distribution
- Contractors & Service Companies
- Light Assembly

LEASE INFORMATION

TOTAL SF:	±5,250 SF
WAREHOUSE / SHOWROOM:	±5,000 SF
OFFICE:	±250 SF
LEASE RATE:	\$2.00 / SF / MONTH NNN
NNN EXPENSES:	\$0.25 / SF / MONTH
AVAILABILITY:	IMMEDIATE



PRIME LOCATION

Located on Edinger Boulevard with immediate access to:



< 1 MILE



< 2 MILES



< 4 MILES



< 4 MILES



JOHN WAYNE AIRPORT
< 8 MILES

The front portion of the building offers street exposure and can accommodate showroom, customer service, or sales operations while maintaining full warehouse functionality in the rear.