

FOR SALE | FOR LEASE

**3400 W. SEGERSTROM AVE**  
SANTA ANA | CALIFORNIA 92704

**3.9:1,000**

PARKING

**1.512 ACRE**

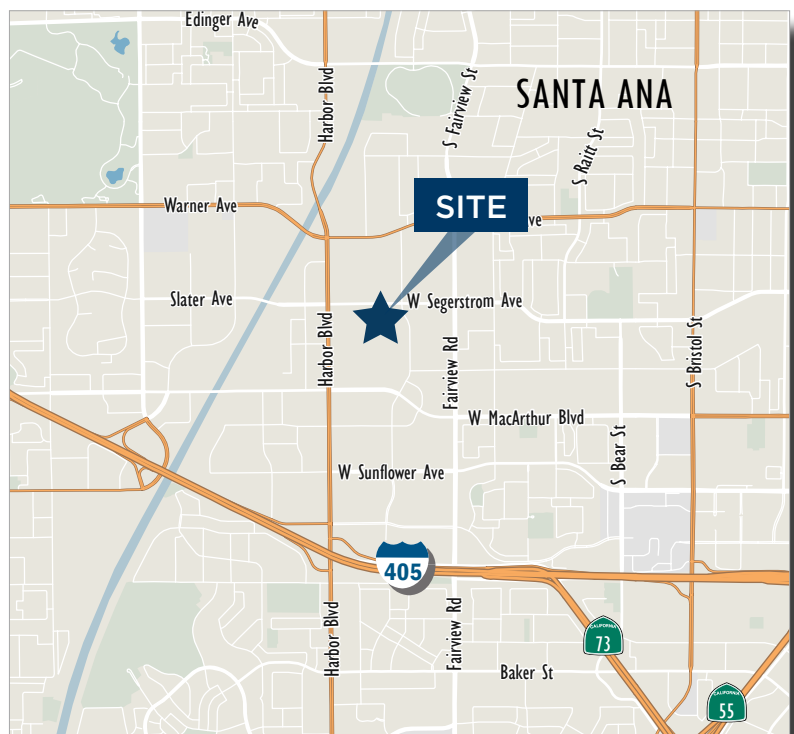
FENCED YARD

**56,920 SF**

INDUSTRIAL DISTRIBUTION

## PROPERTY HIGHLIGHTS

- Prestigious South Coast Metro Location
- ±56,920 SF Freestanding Building
  - ±7,822 SF Ground Floor Office
  - ±3,379 SF of Mezzanine Office
- 24' Warehouse Ceiling Clearance
- Situated on 2.724 Acres
- Six (6) Dock High Doors with Load Levelers
- One (1) Ground Level Loading Ramp
- Secure Fenced Yard Area
- 1,200 Amps of Power
- Shop Restrooms
- 219 Parking Spaces (3.9:1,000)
- Rail Served
- Sprinkler calcs .33/3000 GPM
- Temperature Controlled Warehouse
- Excellent Access to San Diego (405), (22), and (73) Freeways





# E-COMMERCE PERFORMANCE

10 MILE RADIUS

1,908,860

POPULATION

58,314

BUSINESSES

\$112,925

AVERAGE HOUSEHOLD  
INCOME

701,471

EMPLOYEES

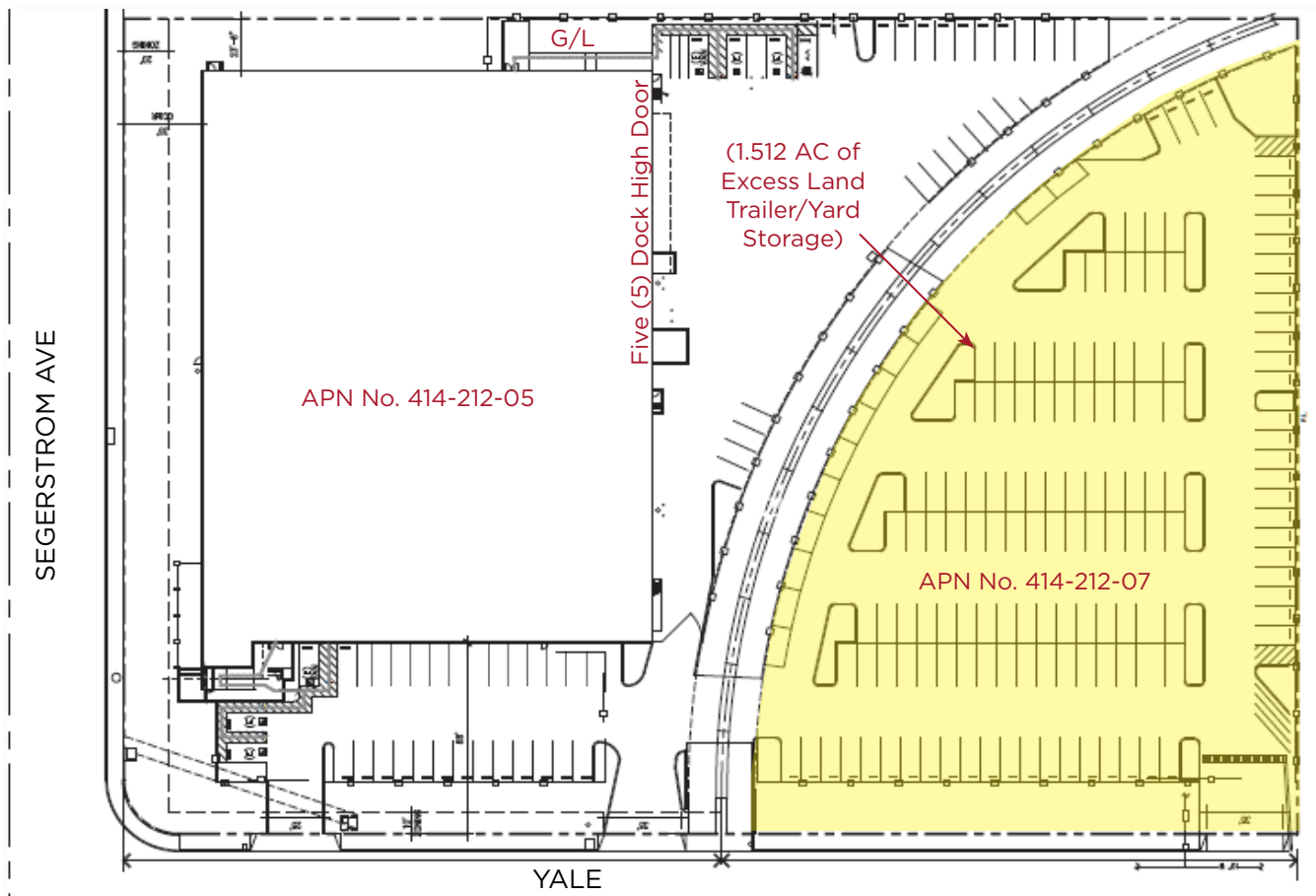
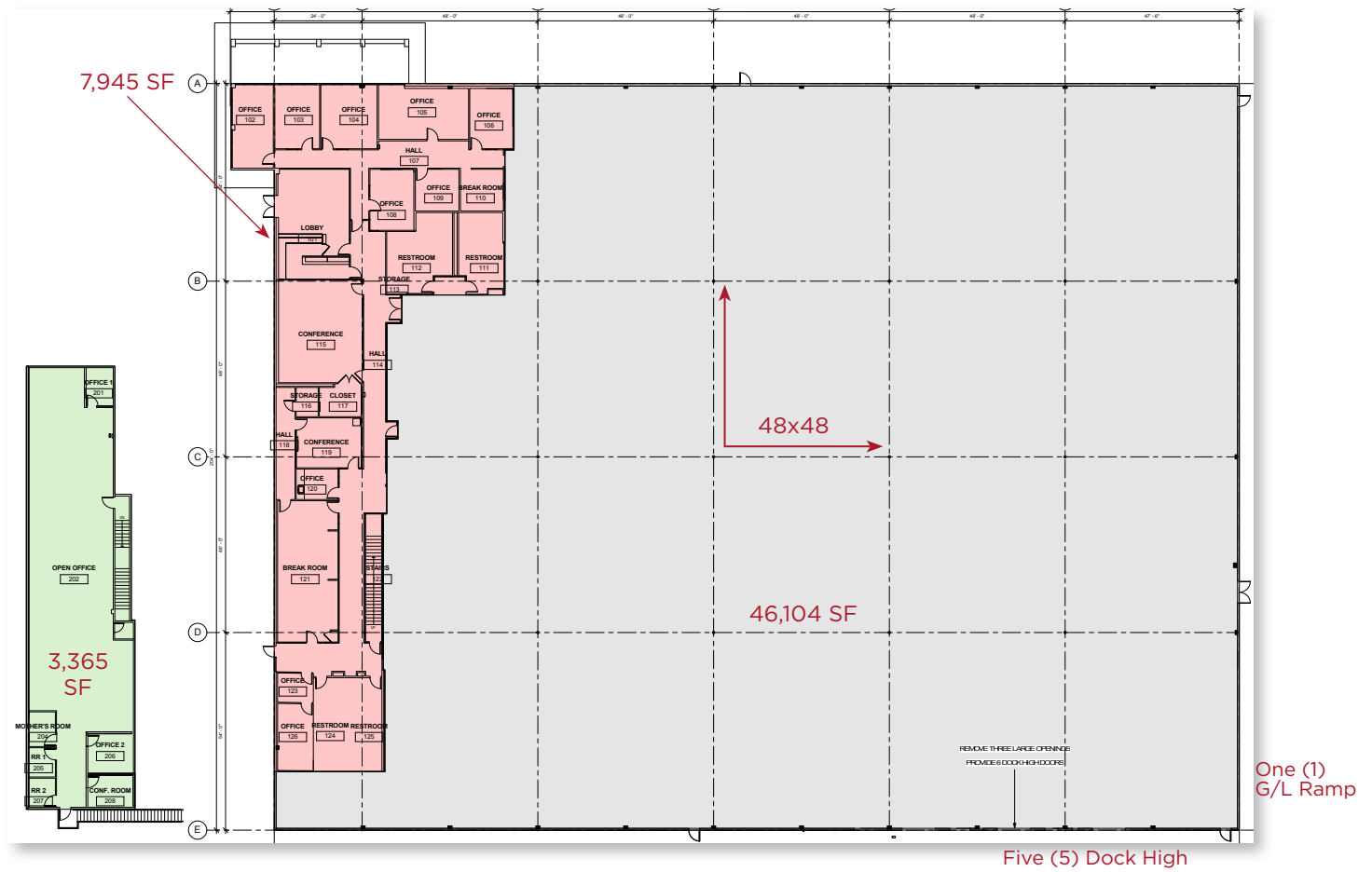


UPGRADED LOBBY  
STATE-OF-THE ART BREAK  
ROOM/KITCHEN

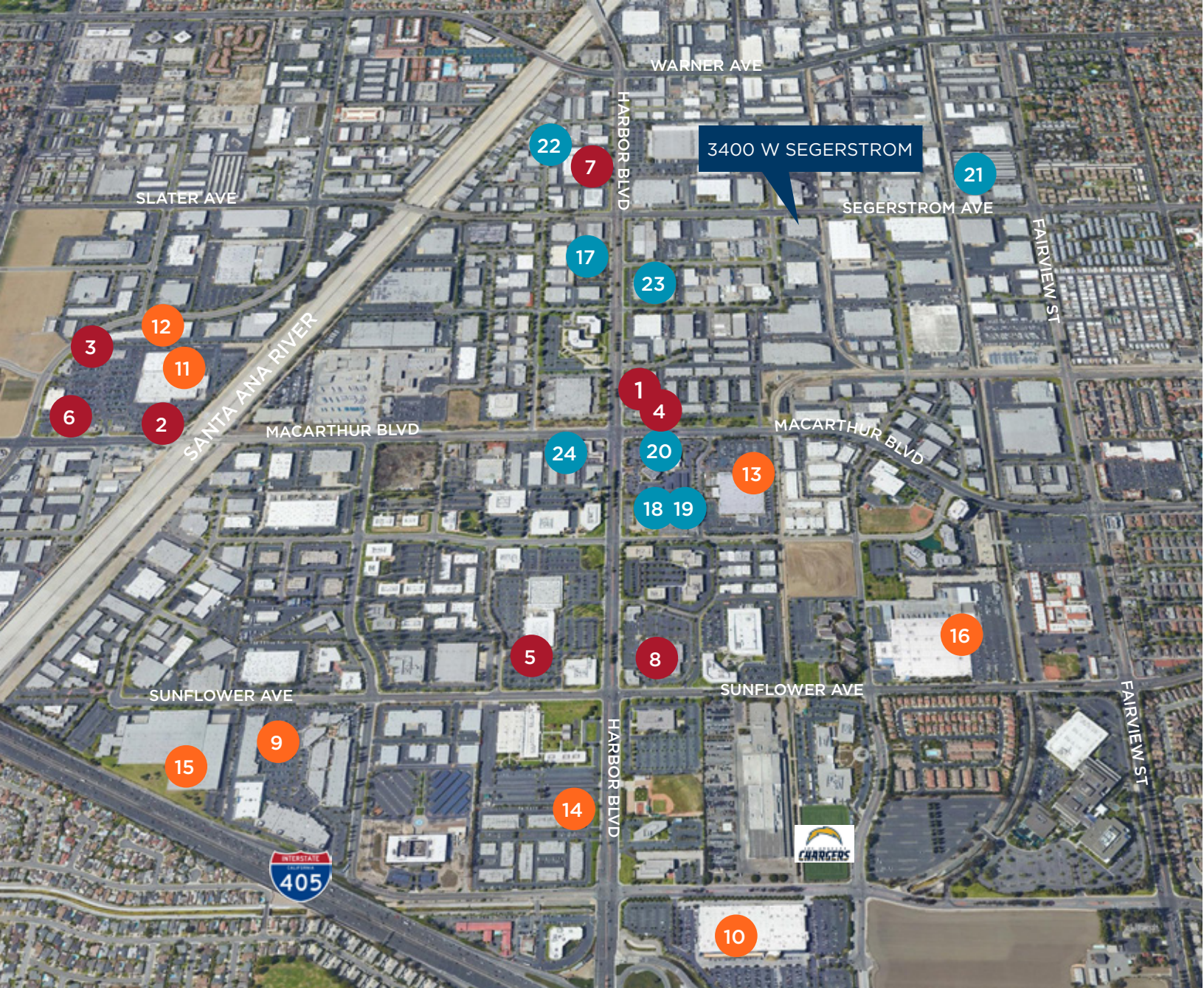
NEW EXTERIOR/INTERIOR  
PAINT  
PERIMETER OFFICES

PARKING LOT REPAVED  
LANDSCAPE UPGRADED









## AMENITIES

- |                    |                     |                             |
|--------------------|---------------------|-----------------------------|
| 1. CARL'S JR       | 9. SOCO             | 17. COURTYARD MARRIOTT      |
| 2. MCDONALD'S      | 10. IKEA            | 18. OBSERVATORY             |
| 3. STARBUCKS       | 11. COSTCO          | 19. CONSTELLATION ROOM      |
| 4. DEL TACO        | 12. CHASE           | 20. KAISER PERMANENTE       |
| 5. EL POLLO LOCO   | 13. HOME DEPOT      | 21. ATTIC COMMUNITY THEATER |
| 6. SOUP PLANTATION | 14. FEDEX           | 22. ACTOR'S STUDIO OF OC    |
| 7. WABA GRILL      | 15. ROBINSON PHARMA | 23. PACIFIC PARADISE POOLS  |
| 8. TOMMY PASTRAMI  | 16. USPS            | 24. RAW TALENT BOXING       |

**Kevin Turner, GLS**  
 Executive Managing Director  
 +1 949 955 7653  
[kevin.turner@cushwake.com](mailto:kevin.turner@cushwake.com)  
 LIC #00968394

**John Gallivan, MCR**  
 Executive Director  
 +1 949 955 7647  
[john.gallivan@cushwake.com](mailto:john.gallivan@cushwake.com)  
 LIC #01096309

**Rick Ellison**  
 Executive Managing Director  
 +1 949 930 9231  
[rick.ellison@cushwake.com](mailto:rick.ellison@cushwake.com)  
 LIC #01196428