

AVAILABLE FOR LEASE - +93,955 SF

3001
S. SUSAN STREET
SANTA ANA ♦ CALIFORNIA



**MAJOR REFURBISHMENT
COMPLETED!**

- Brand New Exterior Facade
- +4,894 SF of Brand New Office with High Efficiency LED Lighting
- New ESFR Fire Sprinkler System (K17 Heads)
- New High Efficiency LED Warehouse Lighting with Motion Sensors
- Additional Skylights Added
- Upgraded Exterior Landscaping
- New Employee Break Area Patio
- Scrim Foil Roof Insulation



Play for Virtual
Drone Tour

**YOUR NAME
HERE**

CBRE

FEATURES:

- » +93,955 SF Freestanding Industrial Building
- » Fully Fenced, Secured Drive Around Building
- » Sixteen (16) Dock High Loading Positions
- » Two (2) Ground Level Loading Ramps
- » Fully Sprinklered (ESFR with K17 Heads)
- » Minimum 22' Warehouse Ceiling Clearance
- » 4,000 Amps, 277/480 Volt, 3-Phase Power (Verify)
- » 2.0:1,000 SF Parking Ratio (193 Stalls)
- » Excellent Access to the San Diego (405), Costa Mesa (55) Freeways and the Corona del Mar/San Joaquin Hills (73) Transportation Corridor
- » Close Proximity to John Wayne Airport and South Coast Plaza





John Wayne Airport

South Coast Plaza

Fashion Island



S. Fairview Street

S. Susan Street/Off-Ramp

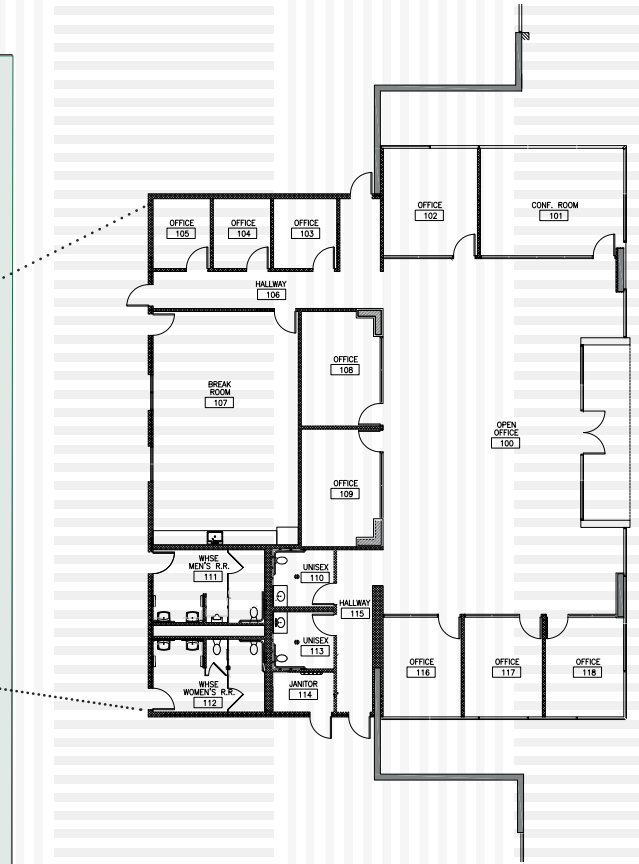
W. Segerstrom Avenue

W. Warner Avenue

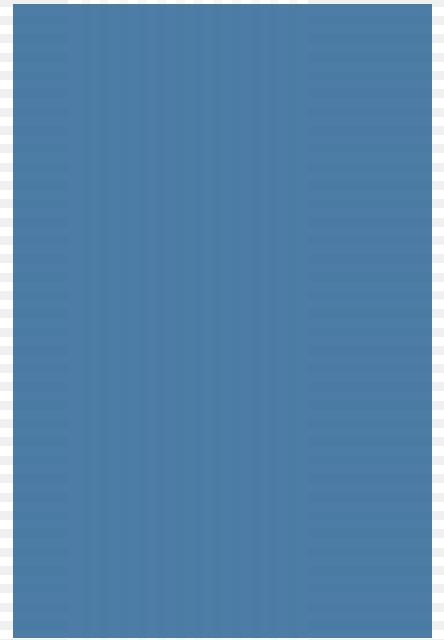
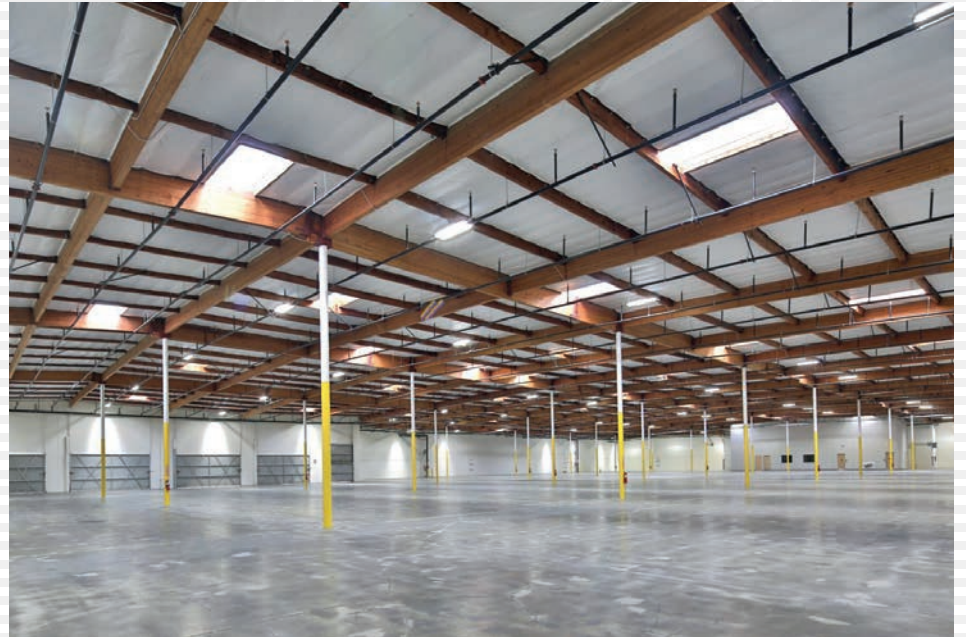
S. Harbor Boulevard

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AERIAL MAP



SITE PLAN



PHOTOS



FOR MORE INFORMATION PLEASE CONTACT:

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