

# ± 37,690 SF INDUSTRIAL BUILDING

3233 W Castor Street, Santa Ana, CA

# AVAILABLE FOR LEASE



## DOCK HIGH LOADING & LARGE FENCED YARD

### Property Features

- ± 37,690 Square Feet
- ± 2,500 SF of well appointed office area
- ± 2,000 SF Bonus Mezzanine storage area
- Large Fenced Yard (± 12,000 SF)
- Dock High (5) and Ground Level (2) Loading
- Minimum 20' warehouse clearance
- 400 AMPS of 120/208 volt power
- New Roof and HVAC throughout
- Motion sensor T-9 warehouse lighting
- .66/3000 Sprinkler System
- Low NNN fees (\$0.06 PSF)
- Available Dec. 1, 2019



### MORGAN HILL

Vice President / Partner

949-263-5324

Lic. #01877356

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax

# Voit

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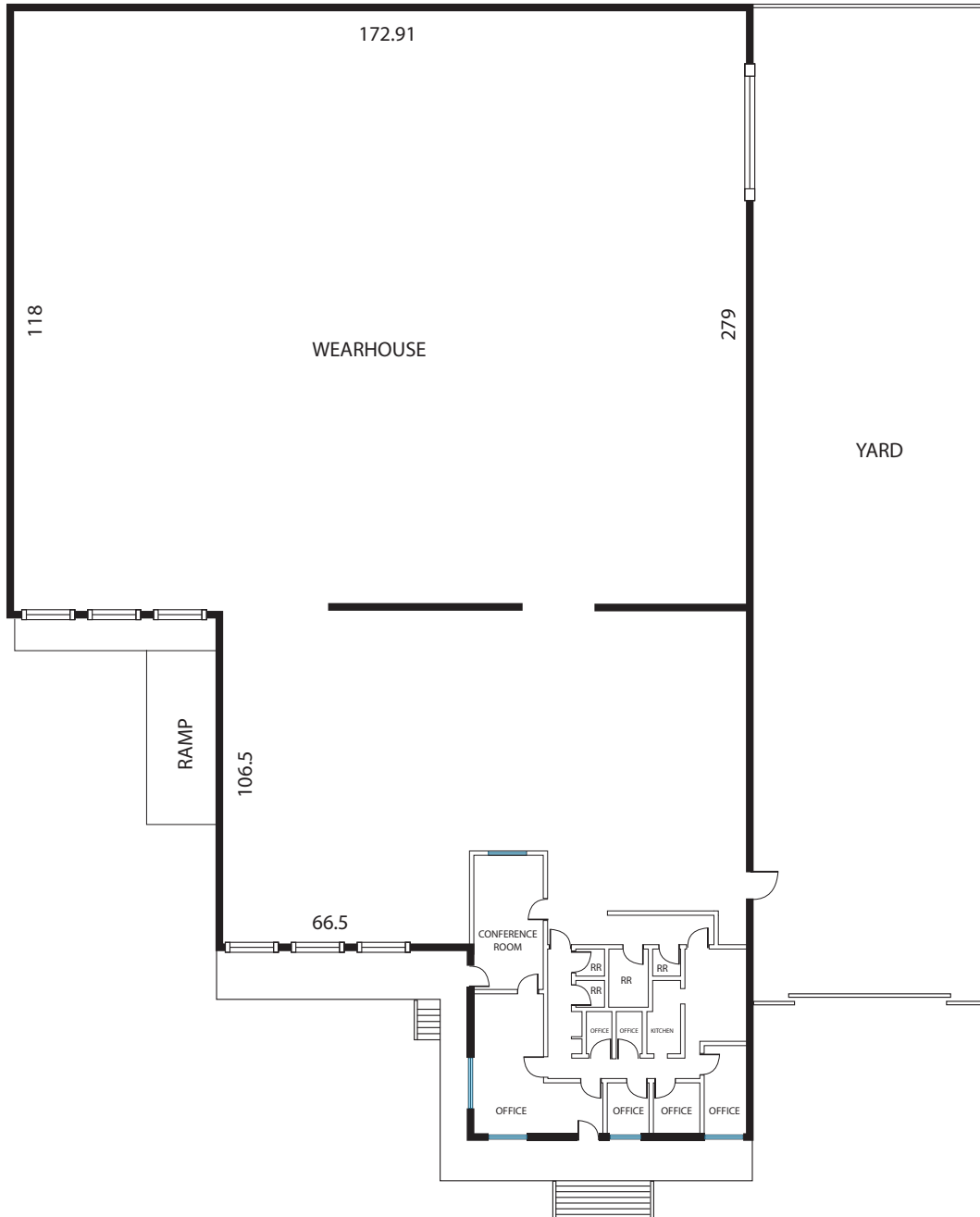
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## FLOOR PLAN



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