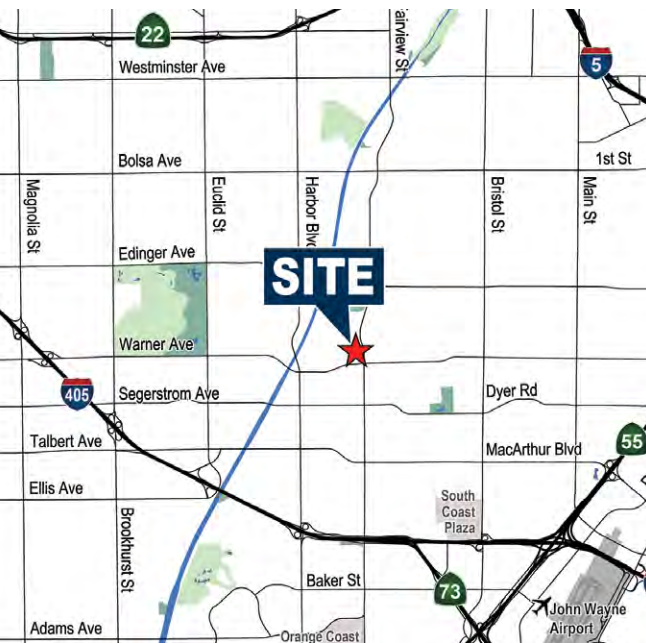


# WARNER FAIRVIEW BUSINESS PARK

2300-2320 S. FAIRVIEW  
2204-2230 S. FAIRVIEW  
2901-2921 W. WARNER  
2201-2239 S. HURON  
2901-2923 W. PENDLETON  
2900-2922 W. PENDLETON  
SANTA ANA, CA 92704

PROFESSIONALLY MANAGED BY:



## INDUSTRIAL & OFFICE UNITS FOR LEASE

FOR ADDITIONAL  
INFORMATION:

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**TOM TERRY**  
Vice President  
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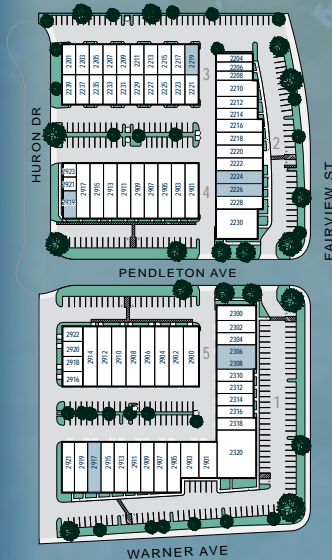
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# AVAILABLE UNITS

## WAREHOUSE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2219 S. Huron Drive Santa Ana	1,237 SF	±219 SF	\$1.59 PSF	\$1,967.00 Plus CAM*	Office/reception area, restroom, and warehouse with ground level loading door.
2224 S. Fairview Street Santa Ana	1,540 SF	±265 SF	\$1.54 PSF	\$2,373.00 Plus CAM*	Office/reception area, restroom, and warehouse with ground level loading door.
2226 S. Fairview Street Santa Ana	1,848 SF	±322 SF	\$1.54 PSF	\$2,846.00 Plus CAM*	Office/reception area, restroom, and warehouse with ground level loading door.
2917 W. Warner Avenue Santa Ana	1,870 SF	±239 SF	\$1.54 PSF	\$2,880.00 Plus CAM*	Office/reception area, restroom, and warehouse with ground level loading door.
2306/2308 S. Fairview Street Santa Ana	2,640 SF	±515 SF	\$1.54 PSF	\$4,066.00 Plus CAM*	Reception area, two private offices, two restrooms, and warehouse with two ground level loading doors.
2224/2226 S. Fairview Street Santa Ana	3,388 SF	±587 SF	\$1.54 PSF	\$5,218.00 Plus CAM*	Office/reception area, private office, two restrooms, and warehouse with two ground level loading doors.



Available

## OFFICE UNITS

ADDRESS	TOTAL SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
2919 W. Pendleton Avenue Santa Ana	1,007 SF	\$1.39 PSF	\$1,400.00 Plus CAM*	Reception area, two private offices, storage closet, and restroom. Corner suite

\* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.20 PSF, subject to change.

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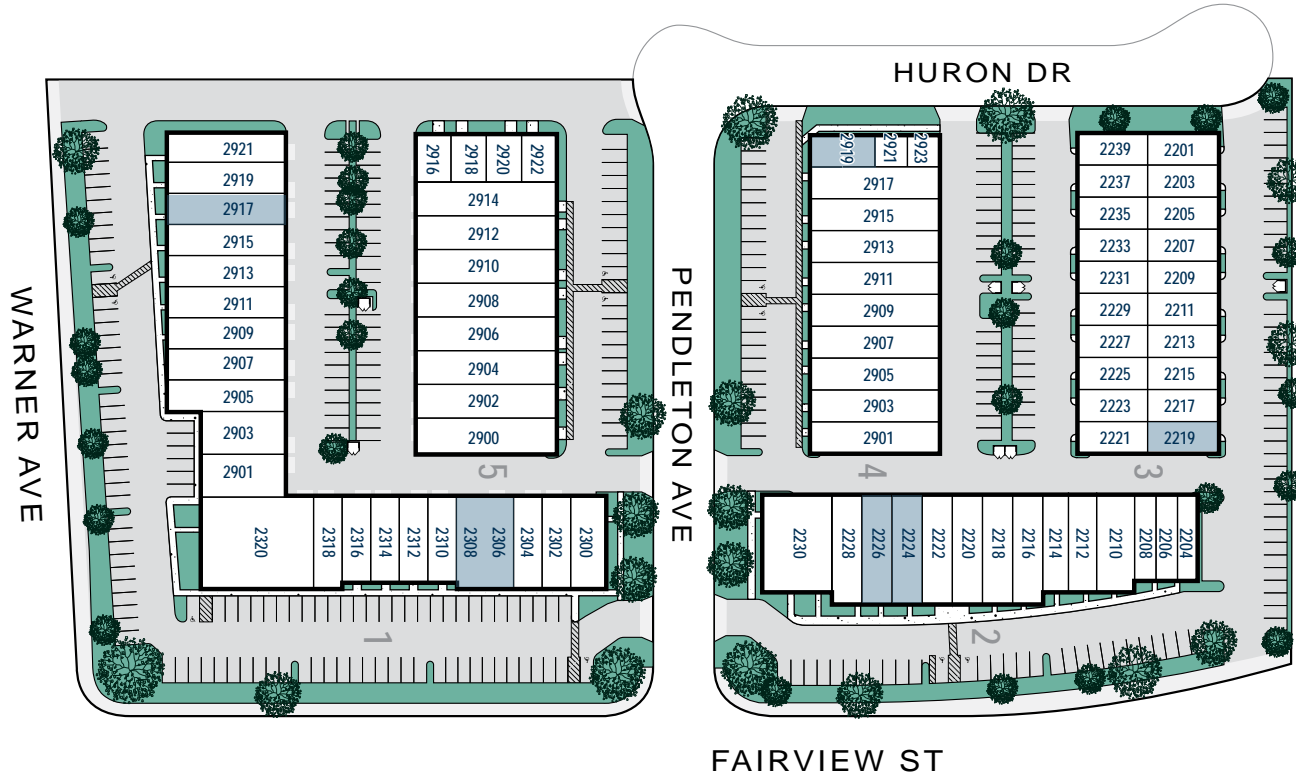
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# SITE PLAN



■ Available

\* Site plan may not be to scale.



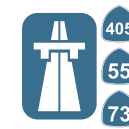
Pride of Ownership Asset  
Professionally Managed  
Business Park (on site)



±126,715 SF Office and  
Industrial Units  
(Units can be combined to  
accommodate a variety of sizes.)



Major Street  
Frontage and  
Identity



405  
55  
73  
Excellent  
Access  
to Freeways



2.4 / 1,000  
Parking Ratio



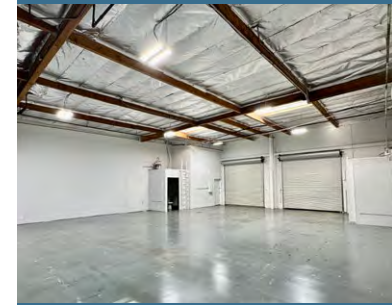
14' min.



Functional Site Loading  
and Circulation



60-200 AMPS, Distributed  
110/208 Volt 3 Phase Power  
(verify)



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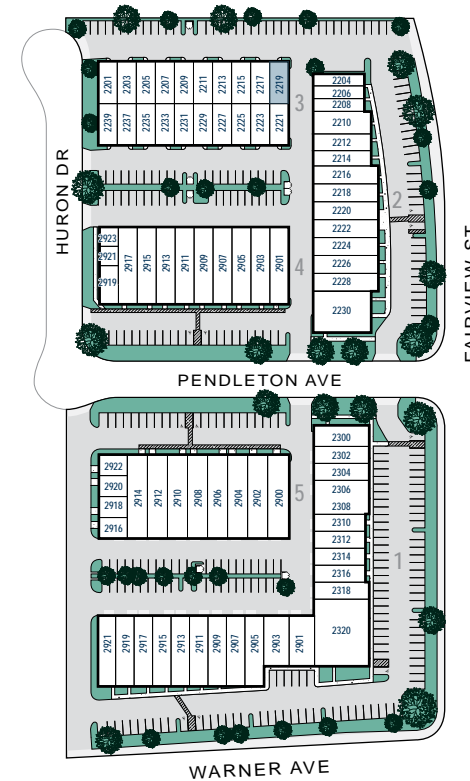
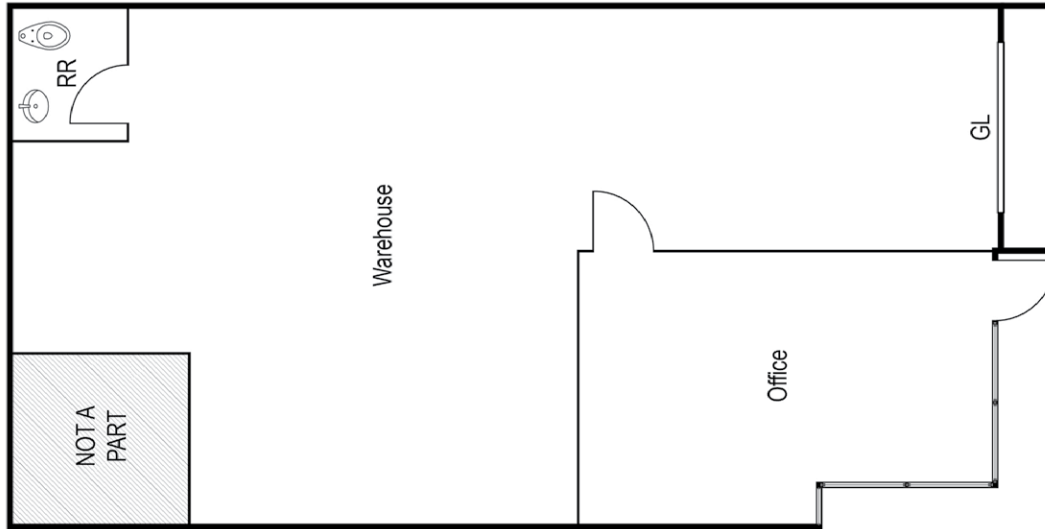
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# 2219 S. HURON DRIVE



\* Floor plan and site plan may not be to scale.

## UNIT FEATURES:

- » ±1,237 SF Industrial Unit
- » ± 219 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

±1,237 SF

±219 SF

14' MIN.

100 AMPS (VERIFY)



1 GL

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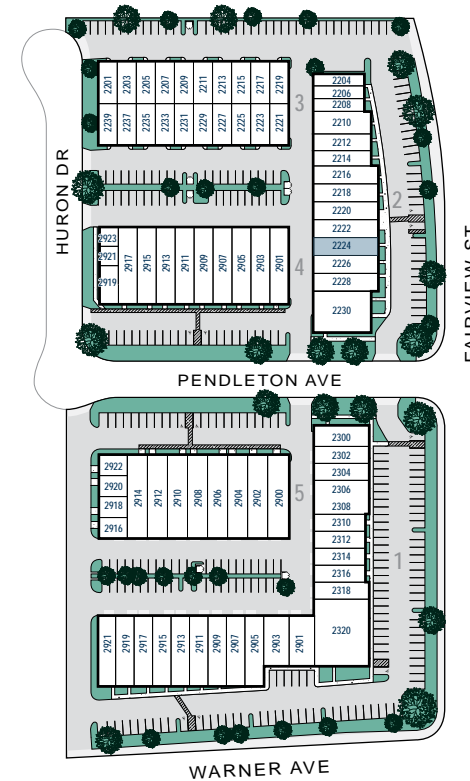
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# 2224 S. FAIRVIEW STREET



\* Floor plan and site plan may not be to scale.

## UNIT FEATURES:

- » ±1,540 SF Industrial Unit
- » ± 265 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

  
±1,540 SF

  
±265 SF

  
14' MIN.

  
100 AMPS (VERIFY)

  
1 GL

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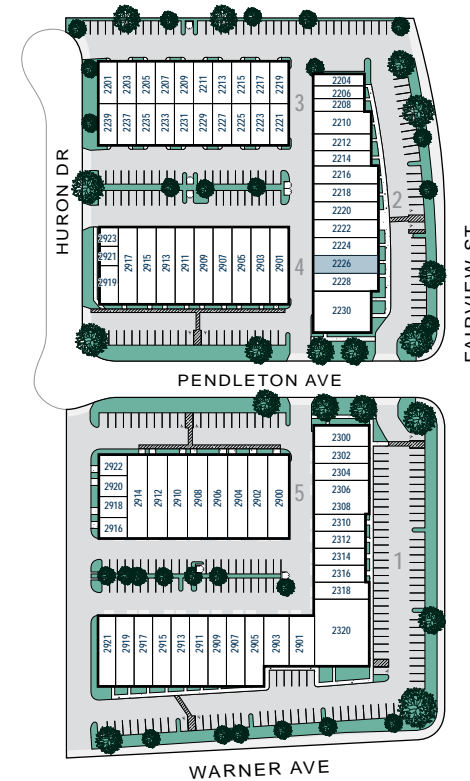
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# 2226 S. FAIRVIEW STREET



  
±1,848 SF

  
±322 SF

 14'  
MIN.

  
100 AMPS (VERIFY)

  
1 GL

## UNIT FEATURES:

- » ±1,848 SF Industrial Unit
- » ± 322 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

\* Floor plan and site plan may not be to scale.

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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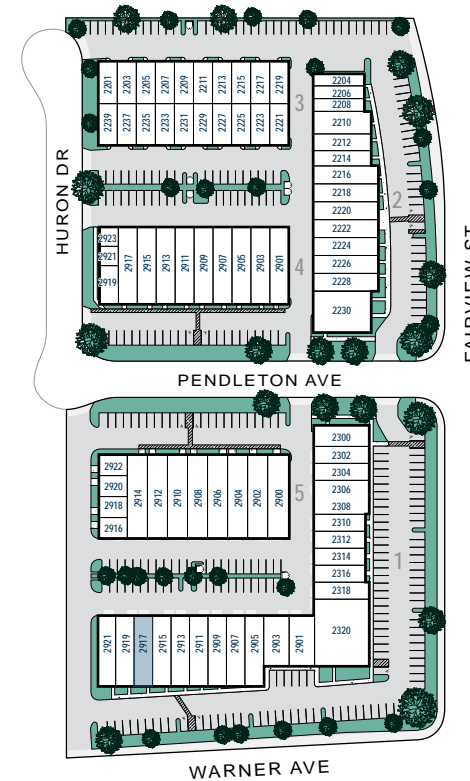
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# 2917 W. WARNER AVENUE



\* Floor plan and site plan may not be to scale.

## UNIT FEATURES:

- » ±1,870 SF Industrial Unit
- » ± 239 SF of Office Space
- » 1 (one) Restroom
- » 1 (one) 10' x 10' Ground Level Loading Door
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

±1,870 SF

±239 SF

14' MIN.

100 AMPS (VERIFY)

1 GL

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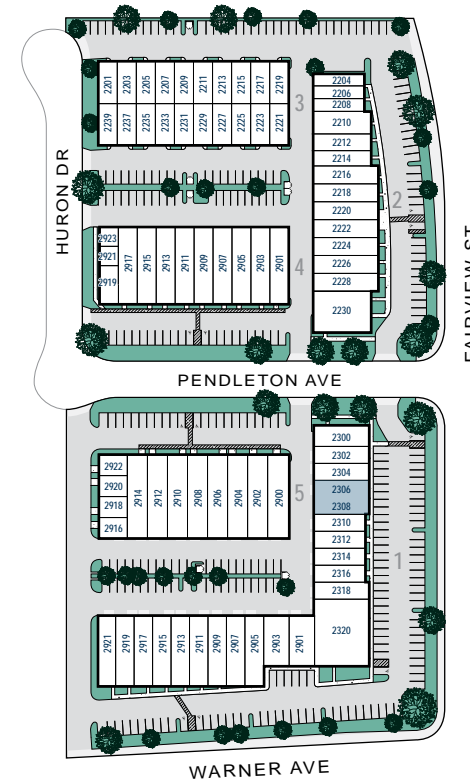
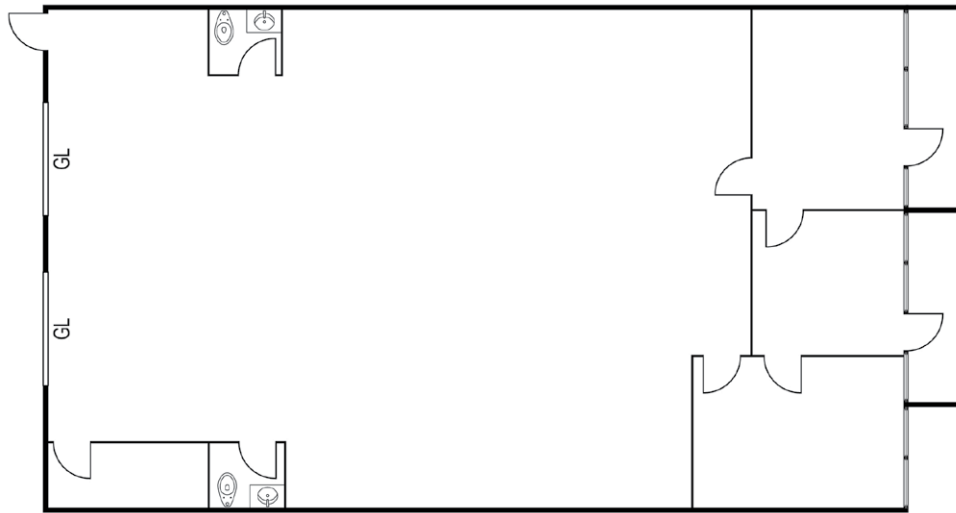
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# 2306/2308 S. FAIRVIEW STREET



  
±2,640 SF

  
±515 SF

 14'  
MIN.

  
100 AMPS (VERIFY)

  
2 GL

## UNIT FEATURES:

- » ±2,640 SF Industrial Unit
- » ± 515 SF of Office Space
- » 2 (two) Restrooms
- » 2 (two) Ground Level Loading Doors
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)
- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

\* Floor plan and site plan may not be to scale.

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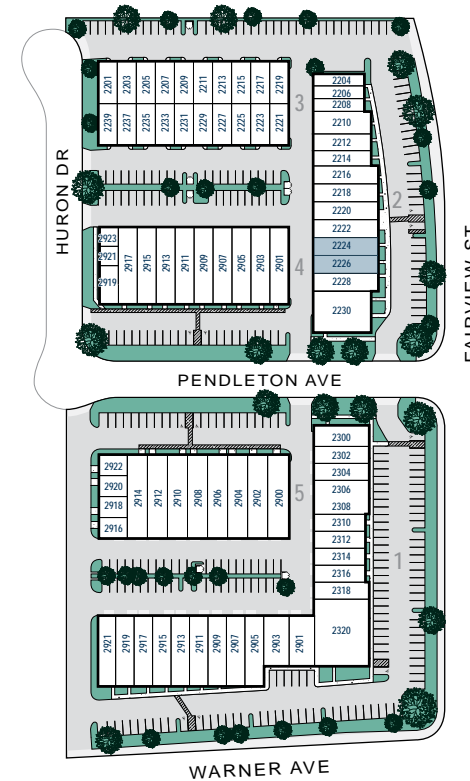
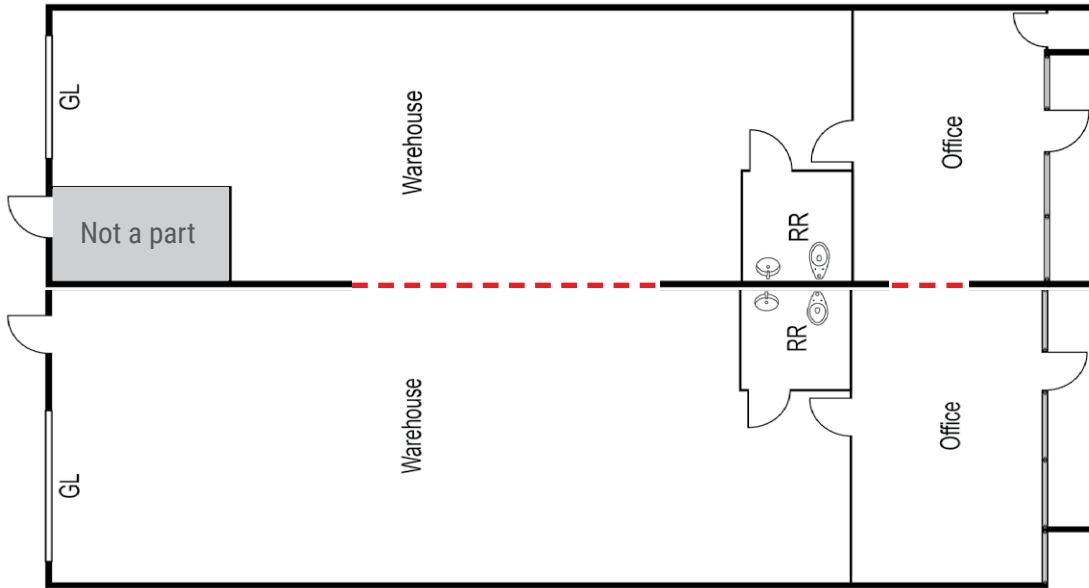
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# 2224/2226 FAIRVIEW STREET



\* Floor plan and site plan may not be to scale.  
 -- Can be removed to provide unit to unit access.

## UNIT FEATURES:

- » ±3,388 SF Industrial Unit
- » ± 587 SF of Office Space
- » 2 (two) Restrooms
- » 2 (two) 10' x 10' Ground Level Loading Doors
- » 14' of Minimum Warehouse Clearance
- » Updated 100 Amps, 120/208 Volt, 3 Phase Power (verify)

- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

  
 ±3,388 SF

  
 ±587 SF

 14'  
 MIN.

  
 100 AMPS (VERIFY)

  
 1 GL

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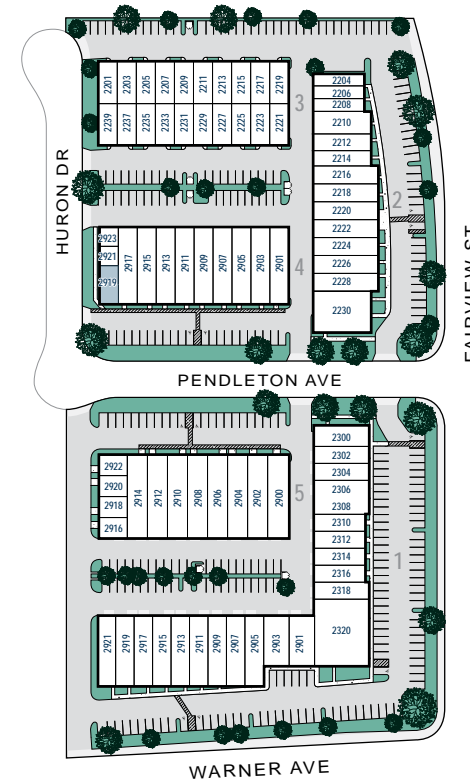
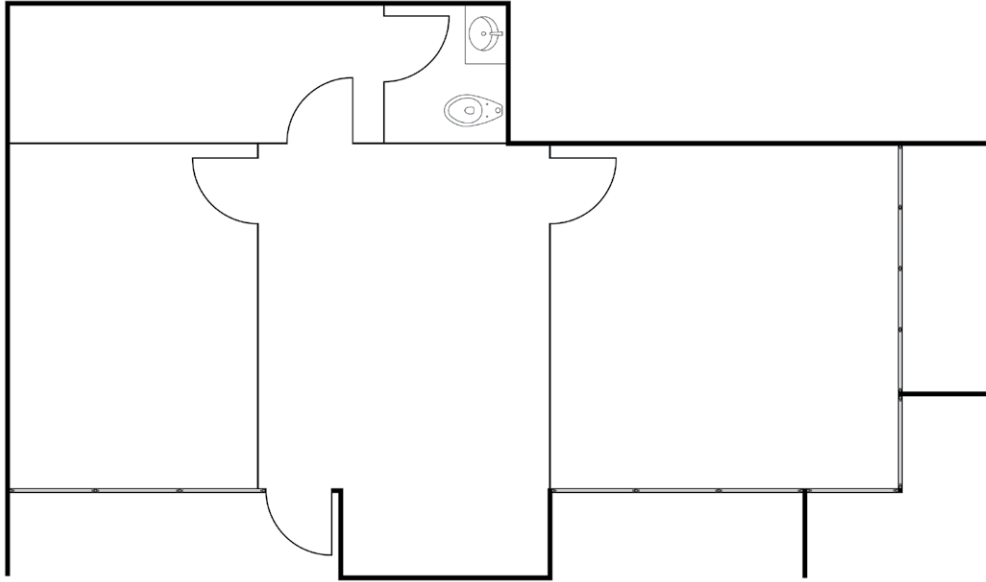
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# 2919 W. PENDLETON AVENUE



±1,007 SF



8' FINISHED CEILING



100 AMPS (VERIFY)

## UNIT FEATURES:

- » ±1,007 SF Office Unit
- » 1 (one) Restroom
- » 2 (two) Private Offices
- » Corner Suite
- » Storage Closet
- » Drive Around Building
- » 2.4 / 1,000 Parking Ratio
- » Natural Gas Service
- » M1 Zoning (verify)

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