



±29,932 SF WAREHOUSE
FOR LEASE

**3102 W. ADAMS STREET
SANTA ANA, CA**

CONTACT EXCLUSIVE LISTING AGENTS:

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**4
DOCK WELL**



**22'
CLEARANCE**



**LARGE
FENCED YARD**



**3,000 SF
OFFICE SPACE**

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

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BACK ON THE MARKET!

29,932 SF
WAREHOUSE

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SANTA ANA, CA

FOR LEASE

W. ADAMS STREET



PROPERTY DESCRIPTION

3102 W. Adams St, Santa Ana is just completed extensive renovations, the property has outstanding features across the board, superb loading consisting of both ground level and exterior dock highs, excellent truck access and turning radius, 22 ft warehouse clear height, sprinklers and oversized fence lot. 3102 W. Adams St offers excellent utility whether for manufacturing, distribution or a corporate headquarters. The property is centrally located to I-405, I-55, I-73 & I-5, in the heart of the highly desirable Airport Area submarket of Orange County.

PROPERTY HIGHLIGHTS

- ± 29,932 SF
- 1.67 Acre Lot (72,745 SF Lot)
- ± 3,000 SF Office with HVAC
- Large Fenced Yard
- Manufacturing/Distribution Building
- Four (4) DH Loading Doors/Positions
- Two (2) Ground Level Loading Doors
- Four (4) Restrooms
- 100% Footprint
- 22' Clear Height
- Sprinklered
- 1,200 AMPS | 480 Voltage
- Highly Desirable Airport Area Submarket (3.8% Vacancy Rate)
- M-1 Zoning
- 45 Parking Spaces
- Asking Rate: \$0.87 NNN/\$22,655.00 (Nets: \$0.11 SF)



ABOUT THE PROPERTY

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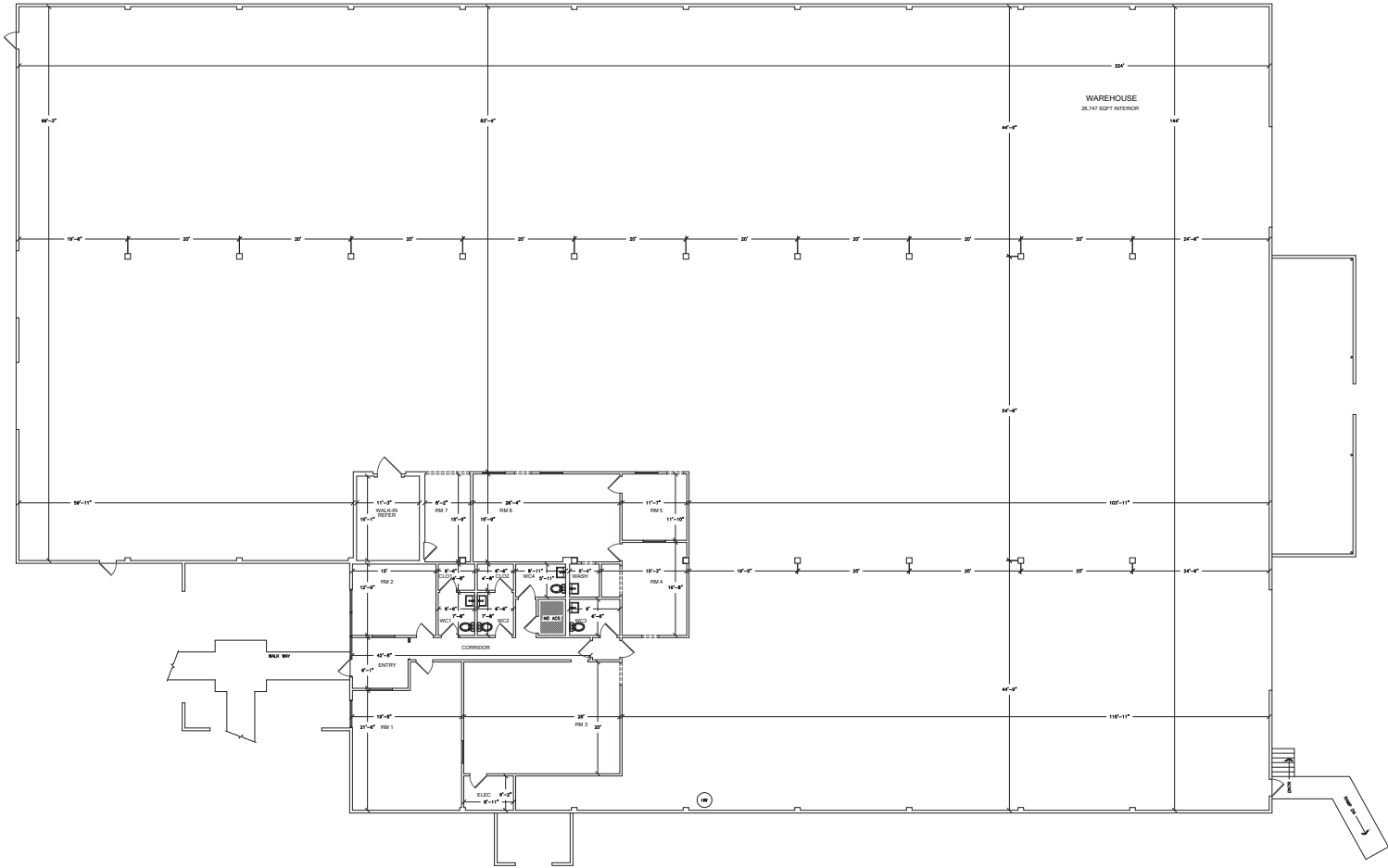
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THE
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PROPERTY FLOOR PLAN

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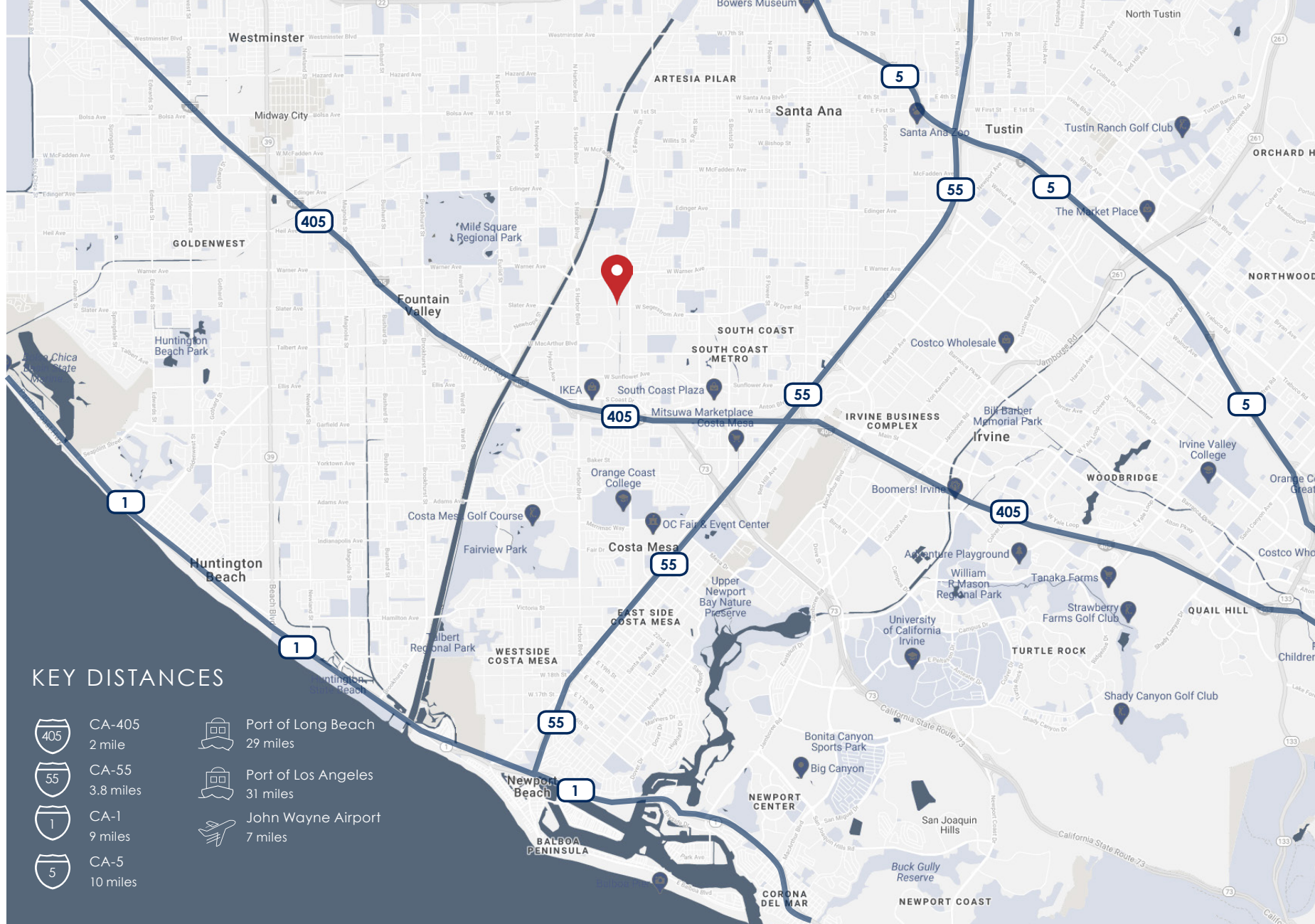
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KEY DISTANCES

-  CA-405
2 mile
-  CA-55
3.8 miles
-  CA-1
9 miles
-  CA-5
10 miles
-  Port of Long Beach
29 miles
-  Port of Los Angeles
31 miles
-  John Wayne Airport
7 miles

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