

**FOR SALE OR LEASE**

**28,510 SF on 2.90 Acres**

Two (2) Building Project  
can be Sold Separately



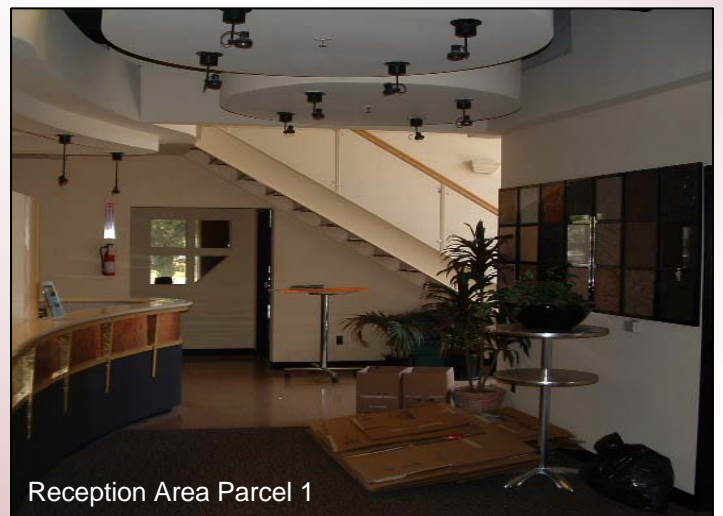
**3431 W. Carriage Drive, Santa Ana, CA**

**Parcel 1:**

- 28,510 SF Freestanding Industrial Building
- 6,000 SF of High Image Executive Office Space
- 1.85 Acres (exact SF subject to final lot split)
- One (1) GL Loading Position
- Five (5) Dock High Positions
- Bonus Mezzanine
- Rail Spur U.P.R.R. – One (1) DH (verify)
- Fully Fire Sprinklered
- Large Fenced Yard
- 2:1 Car Parked
- Corner Location
- 24' Warehouse Clearance
- Available June 1, 2008

**Parcel 2:**

- 1.05 Acres (exact SF subject to final lot split)
- 10,000 SF Metal Building
- 100% Concrete Throughout
- Fenced and Secured



Reception Area Parcel 1



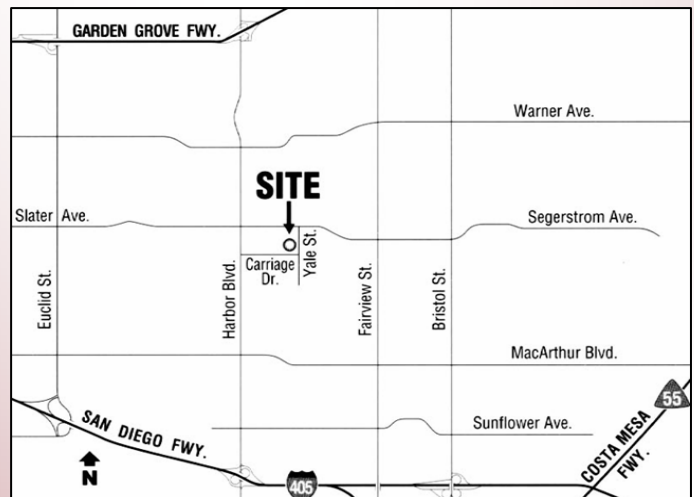
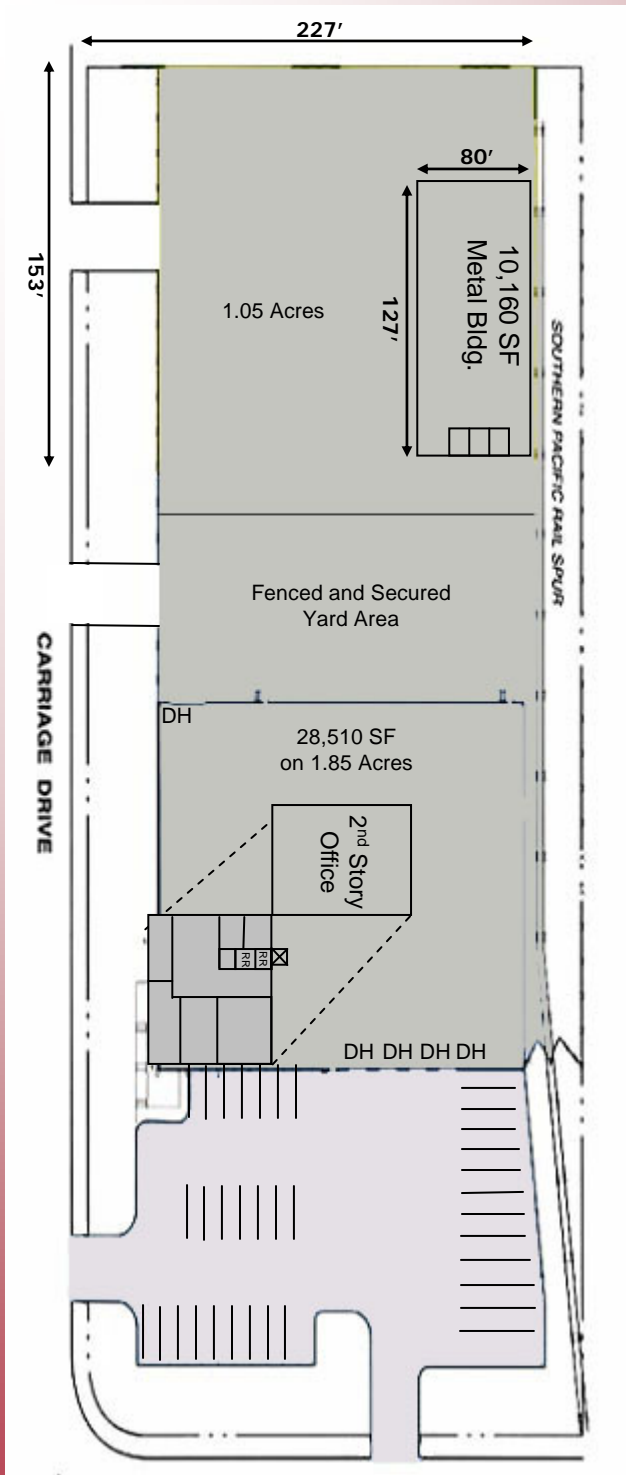
For additional information, please contact:

**Chris Migliori** | p: 714.385.1801

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\* Lot split in progress, exact square footage per each parcel is subject to change

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