

**FOR SALE OR LEASE**

**10,160 SF on .94 Acres**

**Large Secured Yard**



**3501 W. Carriage Drive, Santa Ana, CA**

## **Features:**

- Freestanding Industrial Building
- .94 Acres (exact SF subject to final lot split)
- 10,160 SF Metal Building / Small Office Area
- Verify Utilities
- Concrete Yard Area
- Fully Fire Sprinklered
- Fenced and Secured
- Rail Spur U.P.R.R. (verify availability)  
MP523.06DOT761663 -  
Grade Crossing Hotline Ph. 800-848-8715
- Build-to-Suit (Possible)
- Secured and Screened from Street
- Electrical Distribution
- Excellent Freeway Access (405, 22, 55)
- Corporate Neighbors
  - Behr Process Corporation
  - Ben's Asphalt, Inc.
  - Emulex Corporation
  - Financial Statement Service
  - IBM
  - IMPCO Technologies
  - Pinnacle Landscape
  - Valley Crest Landscape



*For additional information, please contact:*

**Chris Migliori** 

**714.385.1801**

chris.migliori@daumcommercial.com

CA License #00972843

  
COMMERCIAL REAL ESTATE SERVICES

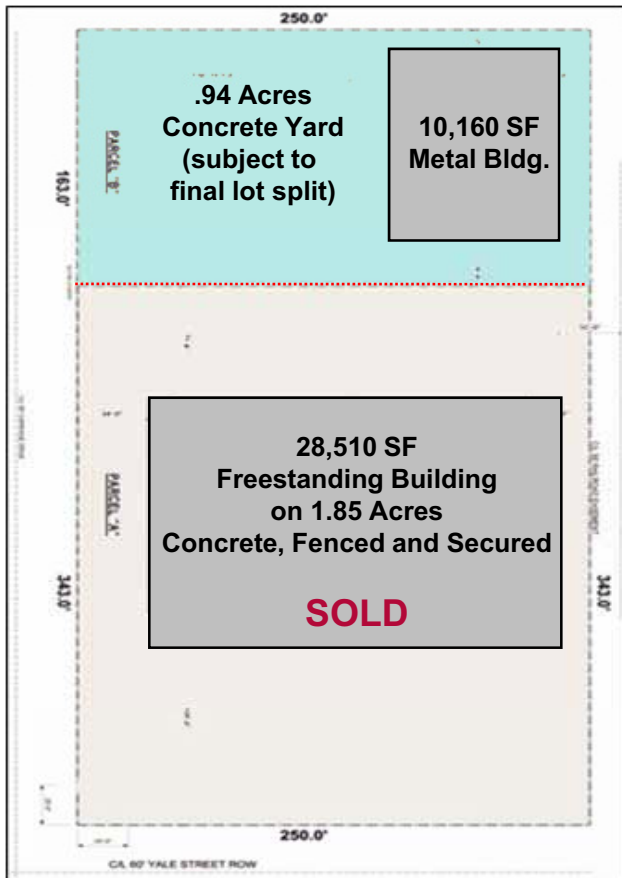
**ONCOR INTERNATIONAL**

DAUM CA License #01129558

**FOR SALE OR LEASE**  
**10,160 SF on .94 Acres**



**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



*For additional information, please contact:*

**Chris Migliori**

**714.385.1801**

[chris.migliori@daumcommercial.com](mailto:chris.migliori@daumcommercial.com)

CA License #00972843

DAUM License #01129558

**ONCOR INTERNATIONAL**