

# 3201 SOUTH STANDARD AVENUE

SANTA ANA . CALIFORNIA

±31,898 SQ. FT. ■■■

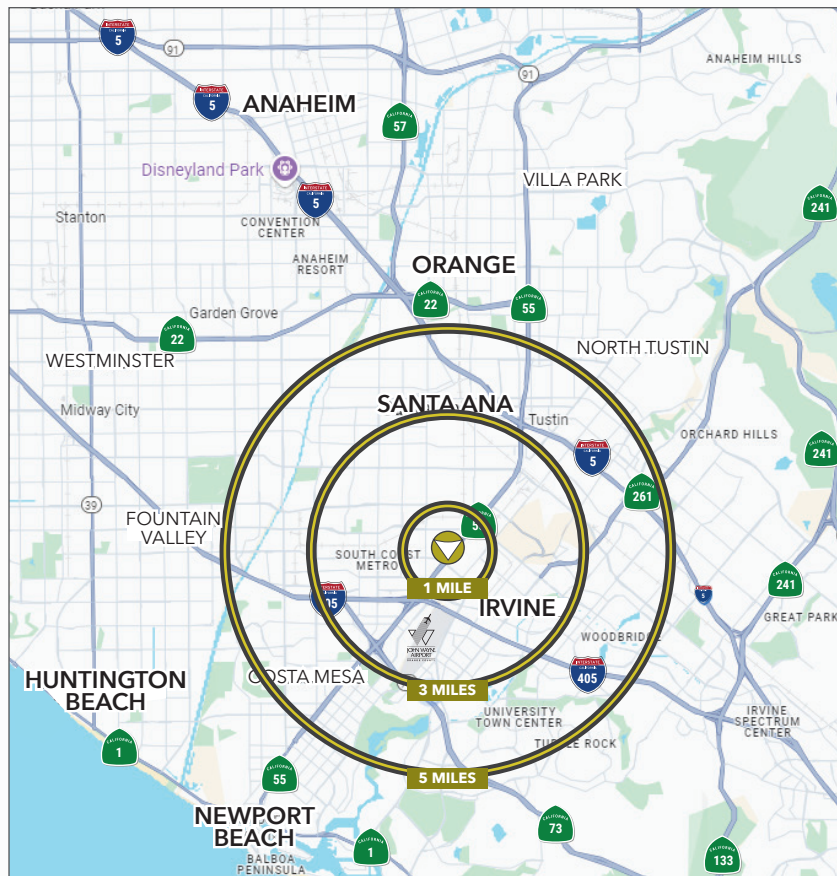


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**AVAILABLE FOR LEASE**  
FREESTANDING INDUSTRIAL  
BUILDING W/ FREEWAY FRONTAGE

## PROPERTY FEATURES

- ±31,898 Freestanding Industrial Building, Includes ±9,348 SF 2-story office space
- Fully refurbished flexible open office configuration
- 6 fully refurbished restrooms (4 office and 2 warehouse restrooms)
- Extra warehouse office/showroom space (removable)
- 2 separate front entrances
- All new windows - Abundant natural light throughout
- Costa Mesa 55 Freeway Southbound frontage and Northbound visibility
- ±504,000 cars per day
- ±84,080 square foot acre total lot size
- Oversized fenced parking area (±20,000 square foot extra land (for parking, etc.)
- ±1,000 Amp power panel
- Fire sprinklers throughout
- 18'-20' warehouse clear height with new updated lighting
- 3 oversized (14' X 14') ground level loading doors
- Prominent outdoor signage possibilities

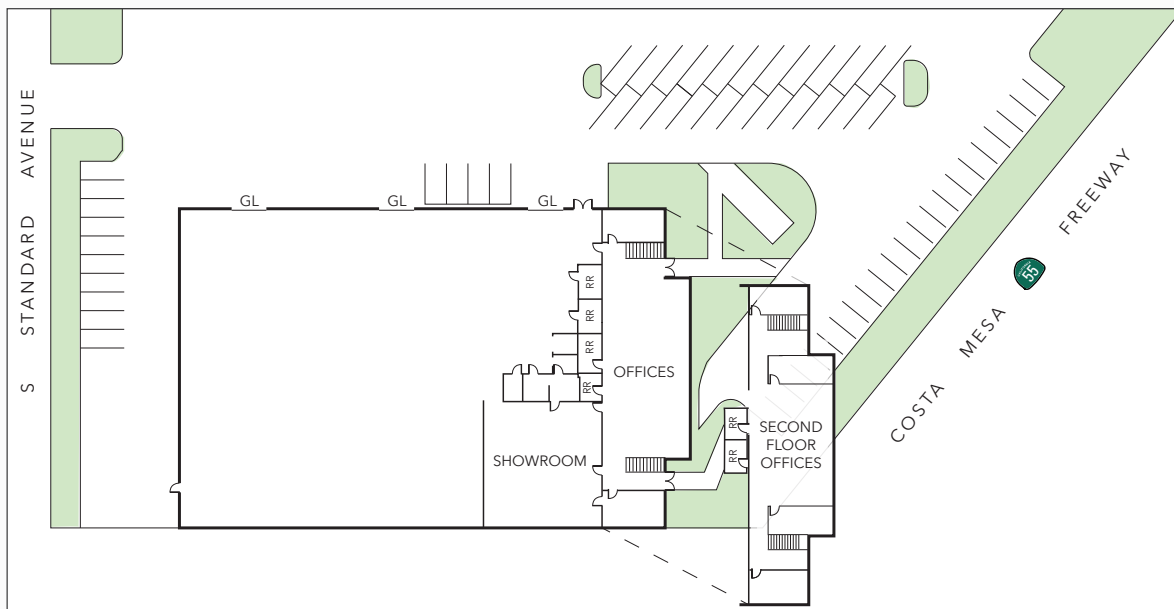




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