922-926 S. LYON STREET, SANTA ANA

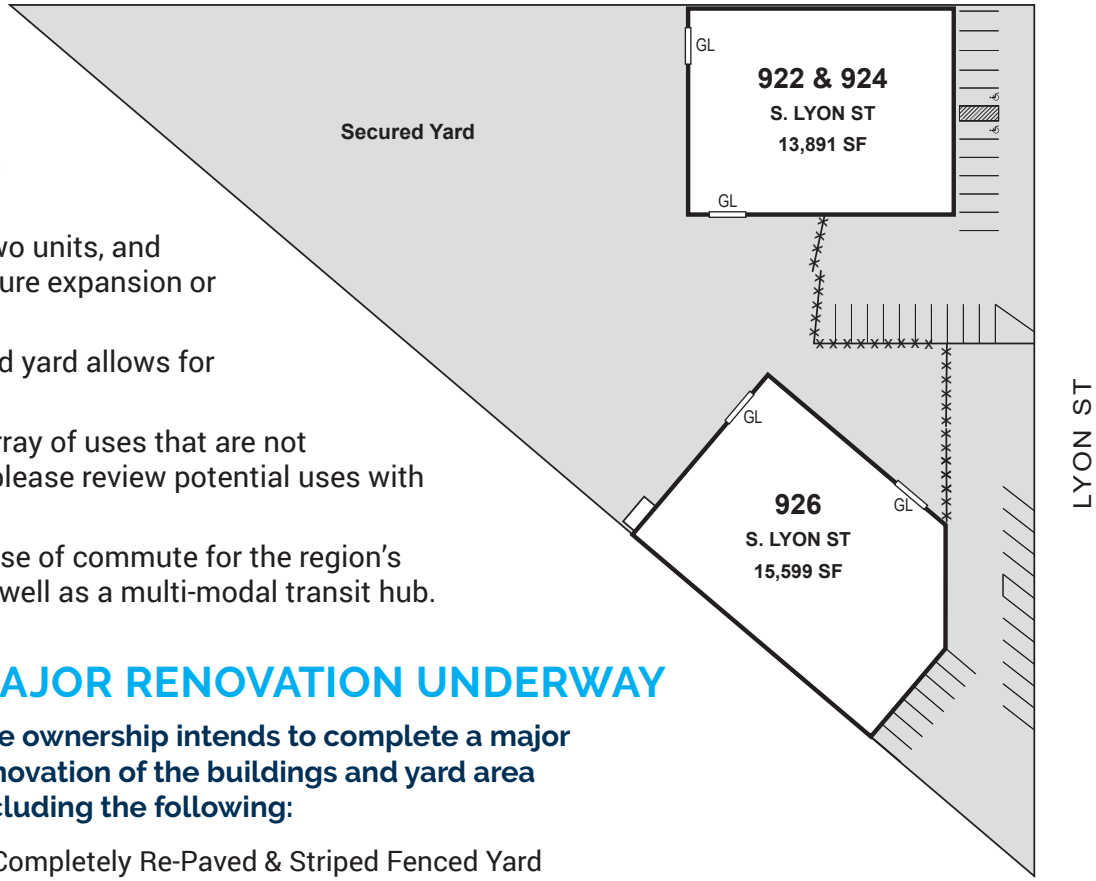
FOR SALE OR LEASE

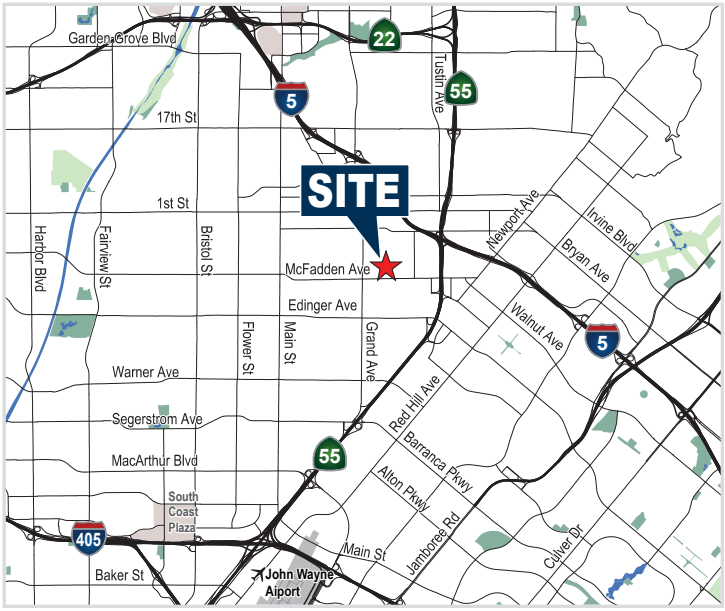
±115,895 SQUARE FOOT SECURE INDUSTRIAL SITE
WITH ±29,490 SQUARE FEET OF WAREHOUSE AND OFFICE

Voit REAL ESTATE SERVICES | Ashwill Associates COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

- **BUILT TO SUIT OFFICES AVAILABLE:** The ownership will consider re-constructing the office area to suit a tenant's specific needs.
- **OVERSIZED LAND PARCEL:** The property is an oversized 115,895 sq.ft. land parcel, with only 27% of building coverage currently.
- **DIVISIBLE BUILDINGS:** One of the buildings is divided into two units, and the other has potential to be divided, offering flexibility for future expansion or separation of business units.
- **HUGE FENCED YARD:** The extra large land parcel and secured yard allows for various types of outdoor storage needs.
- **FLEXIBLE ZONING:** The M1 Industrial zoning allows for an array of uses that are not allowed in many other industrial districts in Orange County (please review potential uses with city of Santa Ana).
- **EXCELLENT LOCATION:** The property's location offers the ease of commute for the region's workforce with excellent access to the 5 and 55 freeways as well as a multi-modal transit hub.





MAJOR RENOVATION UNDERWAY

The ownership intends to complete a major renovation of the buildings and yard area including the following:

- Completely Re-Paved & Striped Fenced Yard
- HVAC Office Area
- New Paint
- LED Lighting
- Warehouse Scrim Foil
- Seismic Upgrades
- Upgraded Electrical System

PROPERTY DESCRIPTION

BUILDING 1

ADDRESS	922 & 924 S. Lyon Street
BUILDING SIZE	±13,891 SF
OFFICE AREA	Owner will Built-to-Suit
LOADING DOORS	One (1) 12′ x 10′ GL Warehouse Door Two (2) 12′ x 14′ GL Warehouse Door
CLEAR HEIGHT	±16′ Warehouse Clearance
FIRE SPRINKLERS	No
ELECTRICAL	Two Separately Metered 400 Amp Electrical Services (Tenant to Verify)

BUILDING 2

ADDRESS	926 S. Lyon Street
BUILDING SIZE	±15,599 SF
OFFICE AREA	Owner will Built-to-Suit
LOADING DOORS	Two (2) 14′ x 13′ GL Warehouse Doors
CLEAR HEIGHT	±16′ Warehouse Clearance
FIRE SPRINKLERS	Yes
ELECTRICAL	800 Amps, 277/480 Volt Electrical Service (Tenant to Verify)

SITE INFORMATION

LAND AREA	115,895 SF	**YARD**	Extra Large Fenced Yard	**APN**	402-321-01

AMENITIES AERIAL

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