

# 2249

**S. YALE STREET**  
SANTA ANA, CA



FULL REFURBISHMENT COMPLETED - NEW OFFICES, ROOF, PAINT & ASPHALT

## FOR SALE OR LEASE

AN APPROXIMATE  $\pm 49,506$  SQ. FT.  
FREESTANDING INDUSTRIAL BUILDING

**Voit**  
REAL ESTATE SERVICES

**HV** HEFNER  
VERNICK  
TEAM



## PROPERTY HIGHLIGHTS

- Full Refurbishment Completed  
(New Offices, Roof Refurbishment, Asphalt, Paint)
- Prime South Coast Metro Location
- Mature Market with Limited Development Opportunities
- Freestanding Building with Large Secured Yard
- Historically Strong Submarket with a 3.22% Vacancy Rate
- Heavy Power (3,000 Amps, Verify) with Potential to Further Upgrade
- Floor Drains Throughout the Warehouse
- Convenient Access to the San Diego (405), Newport (55) and Santa Ana (5) Freeways
- Easy Access to John Wayne Airport and Ports of Los Angeles
- Drive Around Building

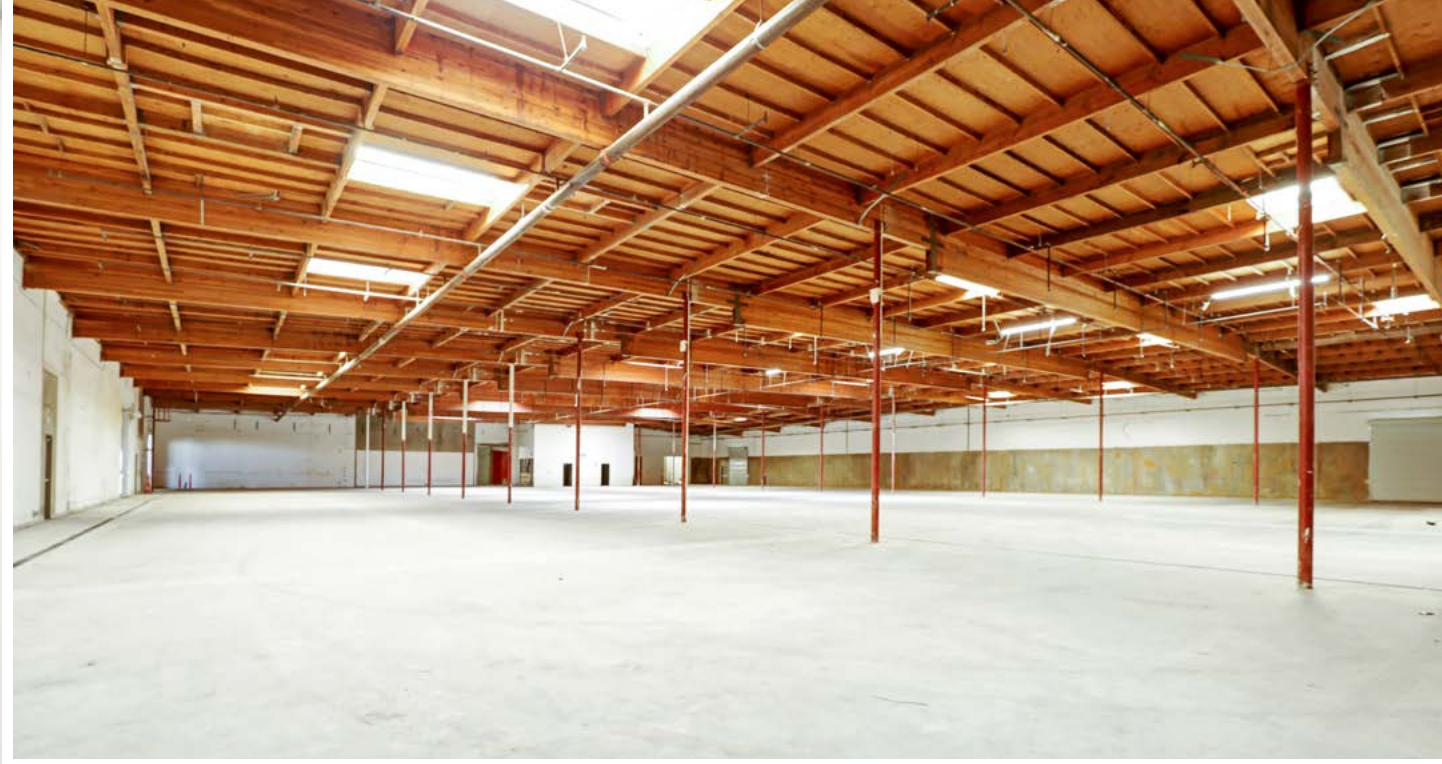




## PROPERTY SUMMARY

<b>ADDRESS</b>	2249 S. Yale St., Santa Ana
<b>SQUARE FOOTAGE</b>	±49,506 Sq. Ft.
<b>LAND AREA</b>	2.87 Acres
<b>OFFICE</b>	±5,000 Sq. Ft. Single-Story w/ Abundant Natural Light
<b>YEAR BUILT</b>	1990 w/ Refurbishment in 2024
<b>CLEAR HEIGHT</b>	18'
<b>DOCK HIGH LOADING</b>	Four (4) Exterior Truckwells
<b>GROUND LEVEL LOADING</b>	Five (5)
<b>PARKING</b>	2.8:1,000 Sq. Ft.
<b>POWER</b>	3,000 Amps, 277/480 V (Expandable to 6,000 Amps)
<b>YARD</b>	Fully Paved & Large Fenced
<b>SPRINKLERS</b>	Yes

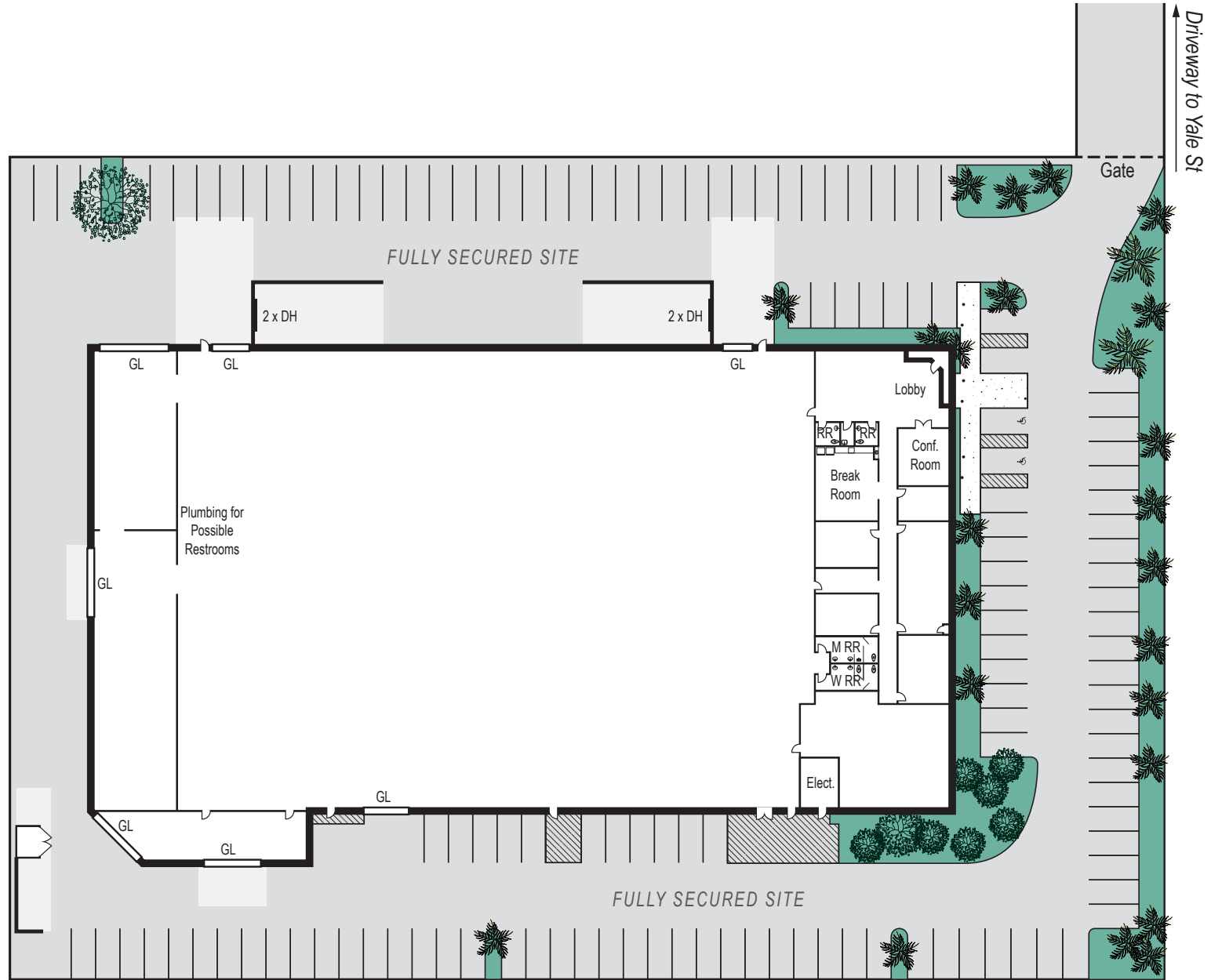




## INTERIOR PROPERTY PHOTOS



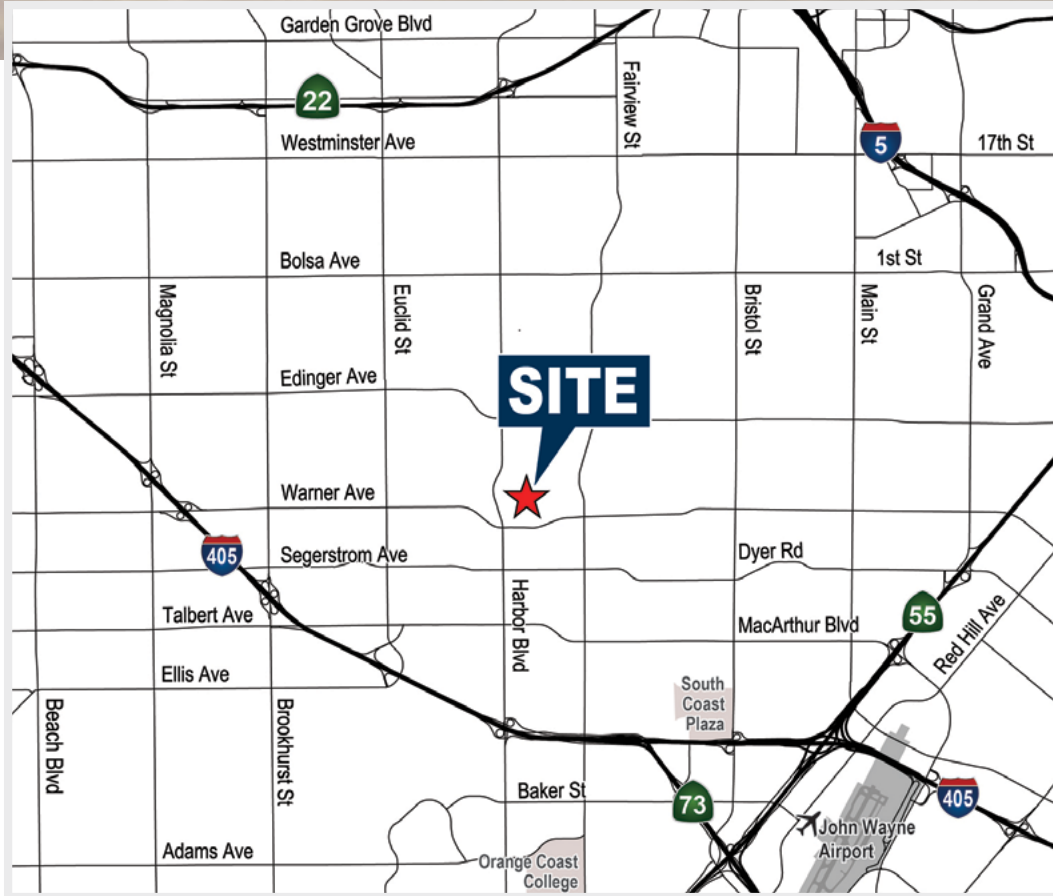
# SITE PLAN





## EXTERIOR PROPERTY PHOTOS





## PROPERTY LOCATION









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2249 S. YALE STREET  
SANTA ANA

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