



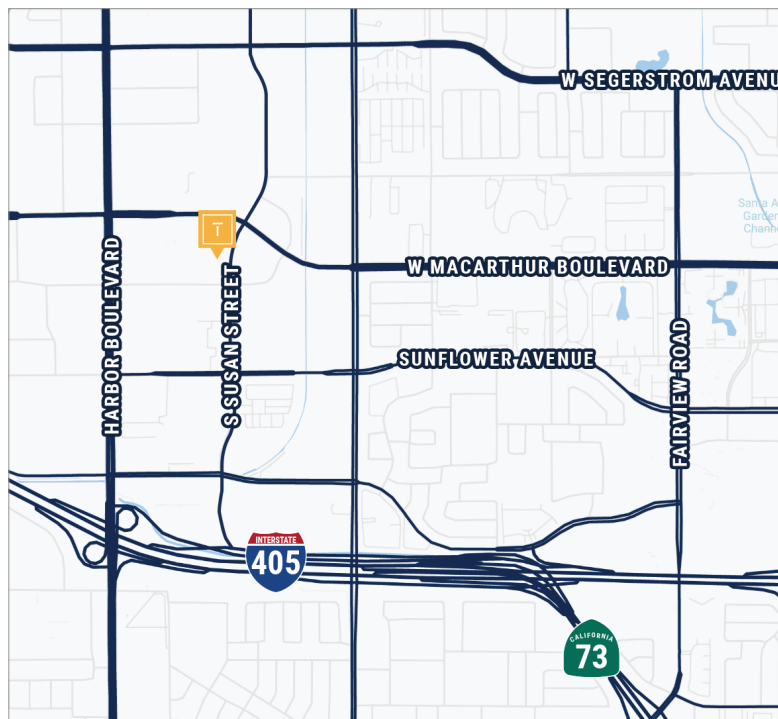
FOR (SUB)LEASE - ±11,885 SF INDUSTRIAL UNIT

3400 S. SUSAN STREET, UNIT B | SANTA ANA, CA



PROPERTY FEATURES:

- » MacArthur/Susan Industrial Park
- » ±3,020 SF of High-End Two-Story Creative Style Office
- » Sublease Through June 30, 2030 (Direct Lease Possible)
- » Susan Street Frontage
- » Two (2) Ground Level Loading Doors
- » Two (2) Exterior Truck Wells
- » Secured Loading/Yard Area
- » 200 Amps 277/480 Volt Power (*to be verified; increased capacity possible*)
- » Fire Sprinklers
- » 17' Warehouse Clear Height
- » Excellent San Diego (405) Freeway Access



CONTACT US:

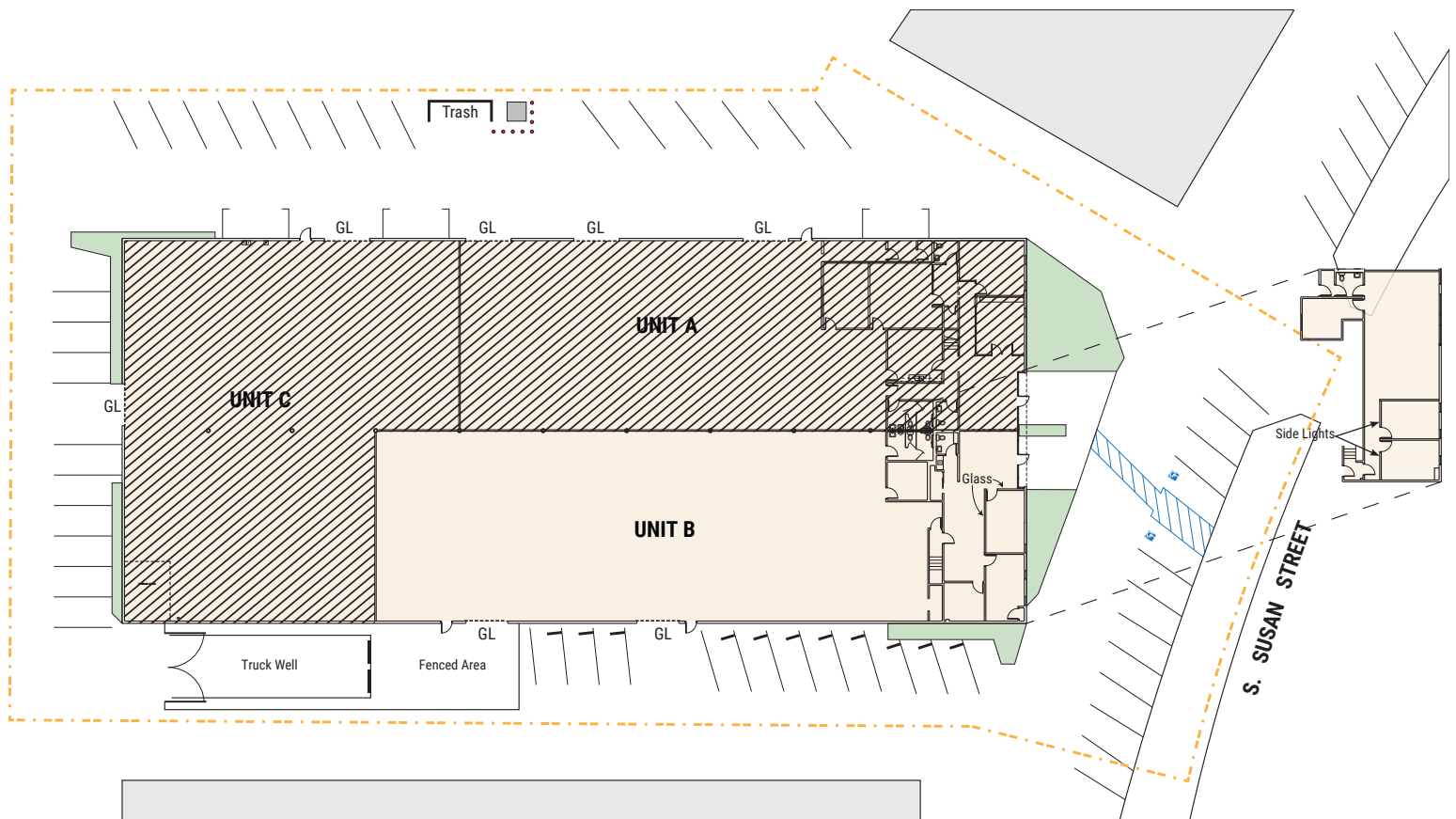
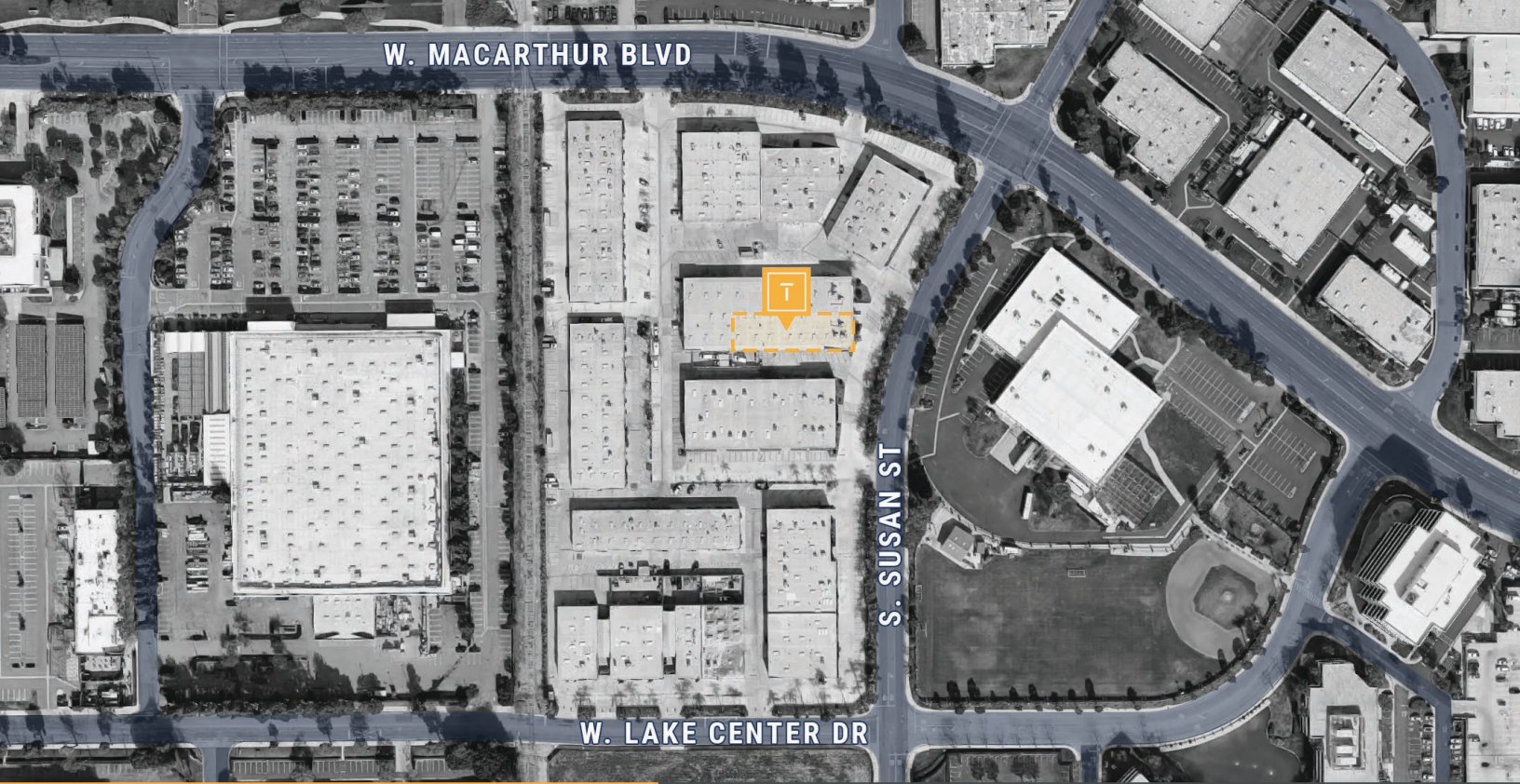
TIDEMARK
Real Estate Services

**BROKERAGE | INVESTMENTS
PROPERTY MANAGEMENT**

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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Tidemark Real Estate Services, Inc., its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



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