

Available SF 47,987 SF

Industrial For Sale

Building Size 47,987 SF

**Address:** 1039-1045 E 4th St, Santa Ana, CA 92701**Cross Streets:** 4th St/Eastwood Ave

Free Standing Building
 Potential Secured & Private Yard
 Clear-Span Warehouse
 Immediate Access to (5), (55), & (22) Freeways
 Building Divisible, 1/2 Leased Until 10/14/2020

Sale Price: \$11,996,750.00
Sale Price/SF: \$250.00
Available SF: 47,987 SF
Prop Lot Size: 1.93 Ac / 84,000 SF
Taxes: \$76,722 / 2018
Yard: Fenced / Paved
Zoning: C2

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 4
DH Doors/Dim: 2
A: 800 V: 120/240 O: TBD W:
Construction Type: Tiltwall
Const Status/Year Blt: Existing

Office SF / #: 4,384 SF / 14
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,570 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: OC Airport Area
APN#: 398-342-18

Whse HVAC: No
Parking Spaces: 48 / Ratio: 1.0:1
Rail Service: No
Specific Use: Warehouse/Office

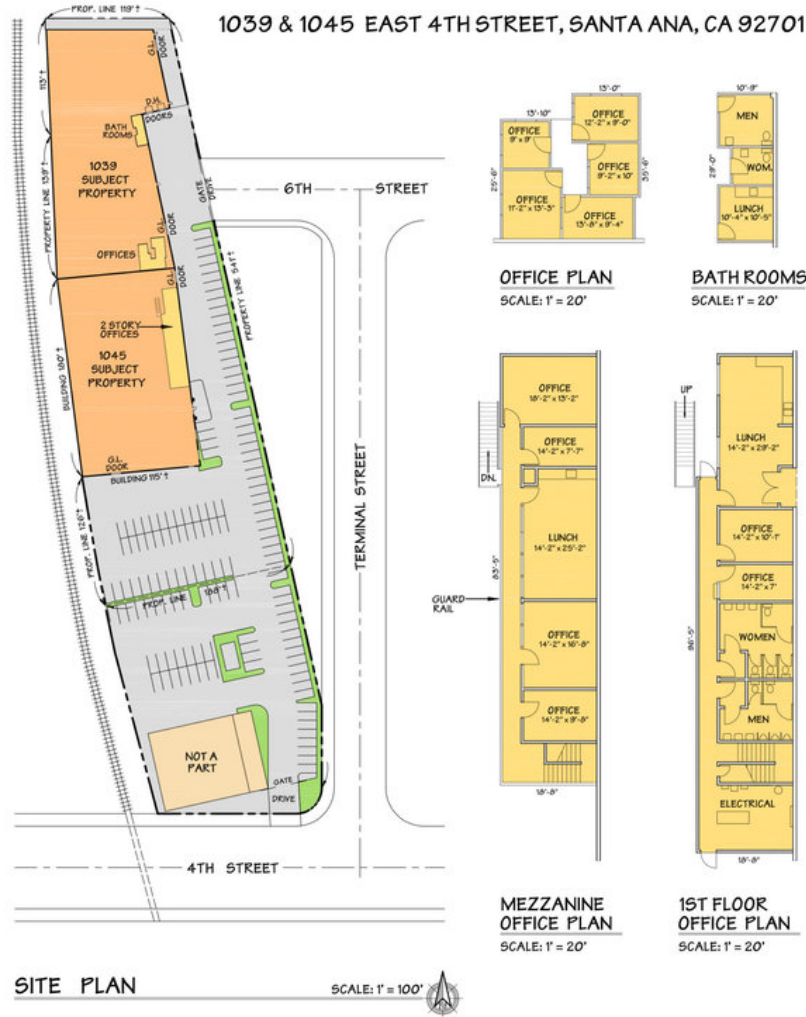
Listing Company: Penta Pacific Properties
Agents: [Tim Hickok 562-908-6018](mailto:tim@pentapacific.com)

Listing #: 22599050**Listing Date:** 05/17/2019**FTCF:** CB000N000S150/A0AA**Notes:** Lot Size is approximately 1.9 acres. Buyer to verify.

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FOR SALE | 1039-1045 E 4th Street Santa Ana, CA 92701



PENTA PACIFIC PROPERTIES

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