



**HUGE** CONCRETE  
YARD



CLICK FOR VIRTUAL TOUR

# For Lease

922-926 South Lyon Street, Santa Ana, CA 92701

±29,490 SF Industrial on ±115,895 SF Lot (Divisible)



FORTRESS



JLL

# Project Features



Huge 100% concrete (7")  
secured yard area



Extensive renovations  
complete (see below)



±115,895 SF (±2.66 acre)  
parcel with only 27% coverage



2 buildings available  
together or separately



Available for immediate  
occupancy



Flexible M1 zoning  
([click to view details](#))



Located in highly  
desirable Airport Area



Excellent access  
to 5 and 55 freeways



High-quality  
institutional ownership

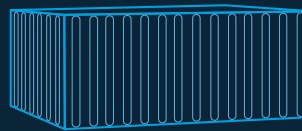
## Extensive renovations completed in 2024 totaling over \$5M:

- New 100% concrete (7") yard
- New exterior gate/fence
- New single-story office area
- New interior & exterior paint
- Upgraded electrical system
- New LED lighting in office, warehouse & yard area
- New warehouse scrim foil
- Seismic upgrades

## Outdoor Storage Potential

### Hypothetical options:

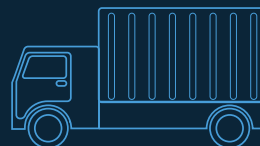
#### Option 1



**±74**  
Containers

[Click to view  
hypothetical plan](#)

#### Option 2



**±154**  
Vans

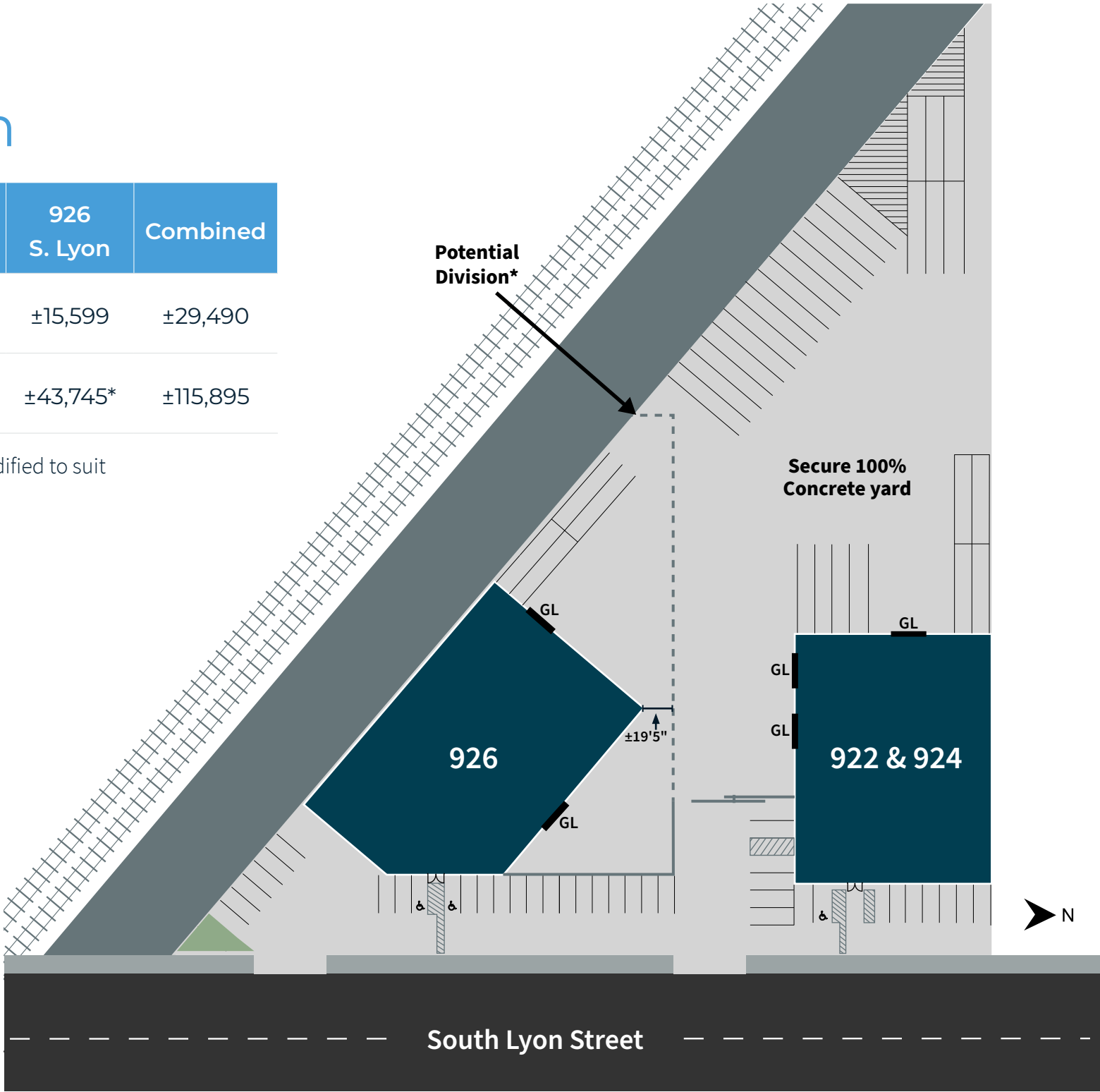
[Click to view  
hypothetical plan](#)

\*Tenant to verify storage potential and requirements

# Site Plan

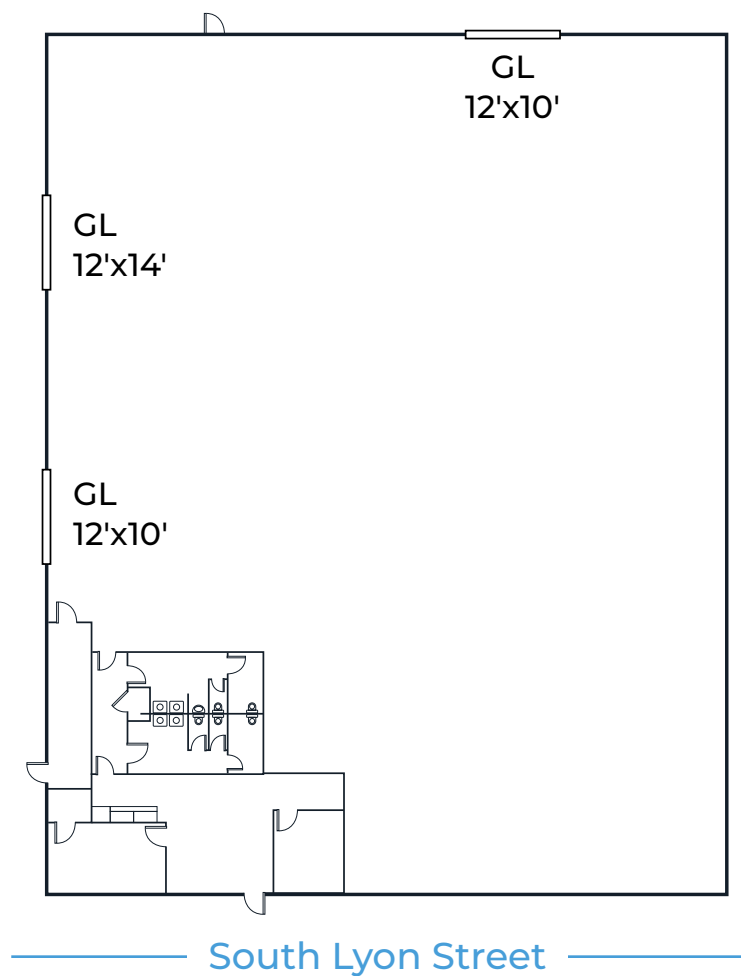
	922-924 S. Lyon	926 S. Lyon	Combined
Size SF	±13,891	±15,599	±29,490
Lot SF	±72,150*	±43,745*	±115,895

\*Lot split/size can be modified to suit





# 922 & 924 S. Lyon St.



±13,891  
size (sf)

±1,330  
office area (sf)

3 GL  
loading doors

±800  
amp panel

277/480  
voltage

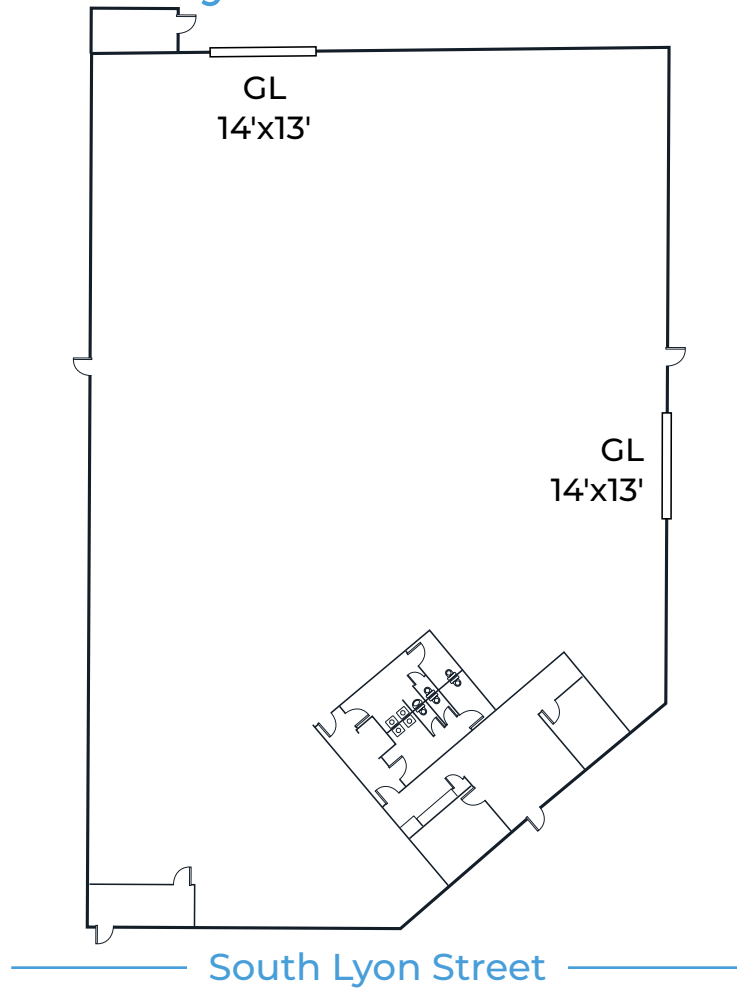
±16'  
WH  
clearance

Possible  
sprinkler  
system

## 922 & 924 S. Lyon St. Photos



## 926 S. Lyon St.



±15,599  
size (sf)

±1,307  
office area (sf)

2 GL  
loading doors

±800  
amp panel

277/480  
voltage

±16'  
WH  
clearance

Yes  
sprinkler  
system



## 926 S. Lyon St. Photos







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