

**3601 W. PENDLETON AVENUE
SANTA ANA CA 92704**



FOR LEASE

Freestanding. Renovated. Ready For Business.















JONES LANG LASALLE BROKERAGE, INC. REAL ESTATE LICENSE #: 01856260

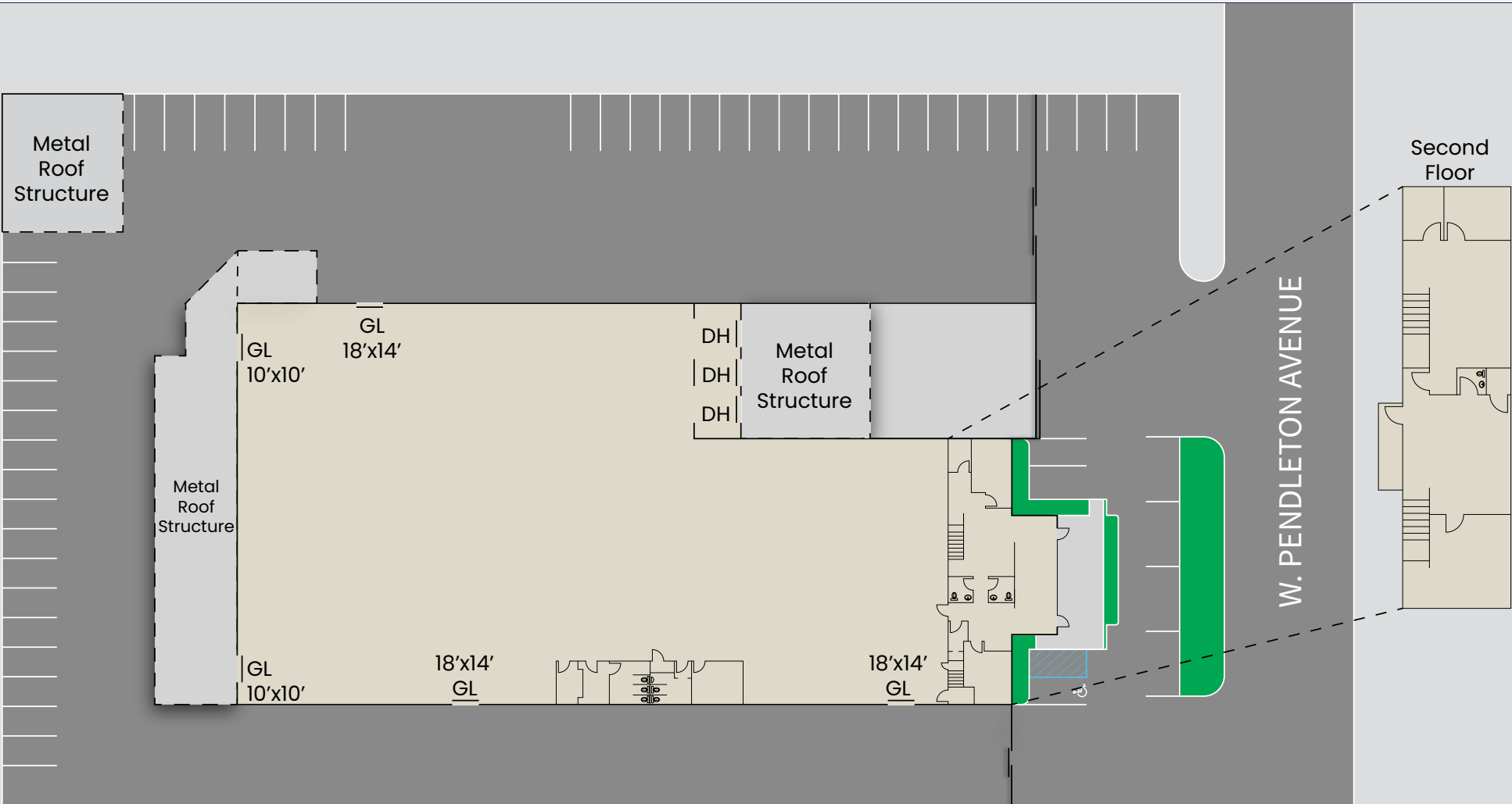
PROPERTY FEATURES

This freestanding building has undergone recent renovations including a new roof, new office area, updated exterior paint and façade, refreshed asphalt, LED lighting, and professional landscaping. The property features a large yard with drive-around access, additional exterior storage of approximately 2,560 square feet, and oversized grade-level doors. It is fully sprinklered and offers excellent connectivity to the 405 and 55 Freeways.

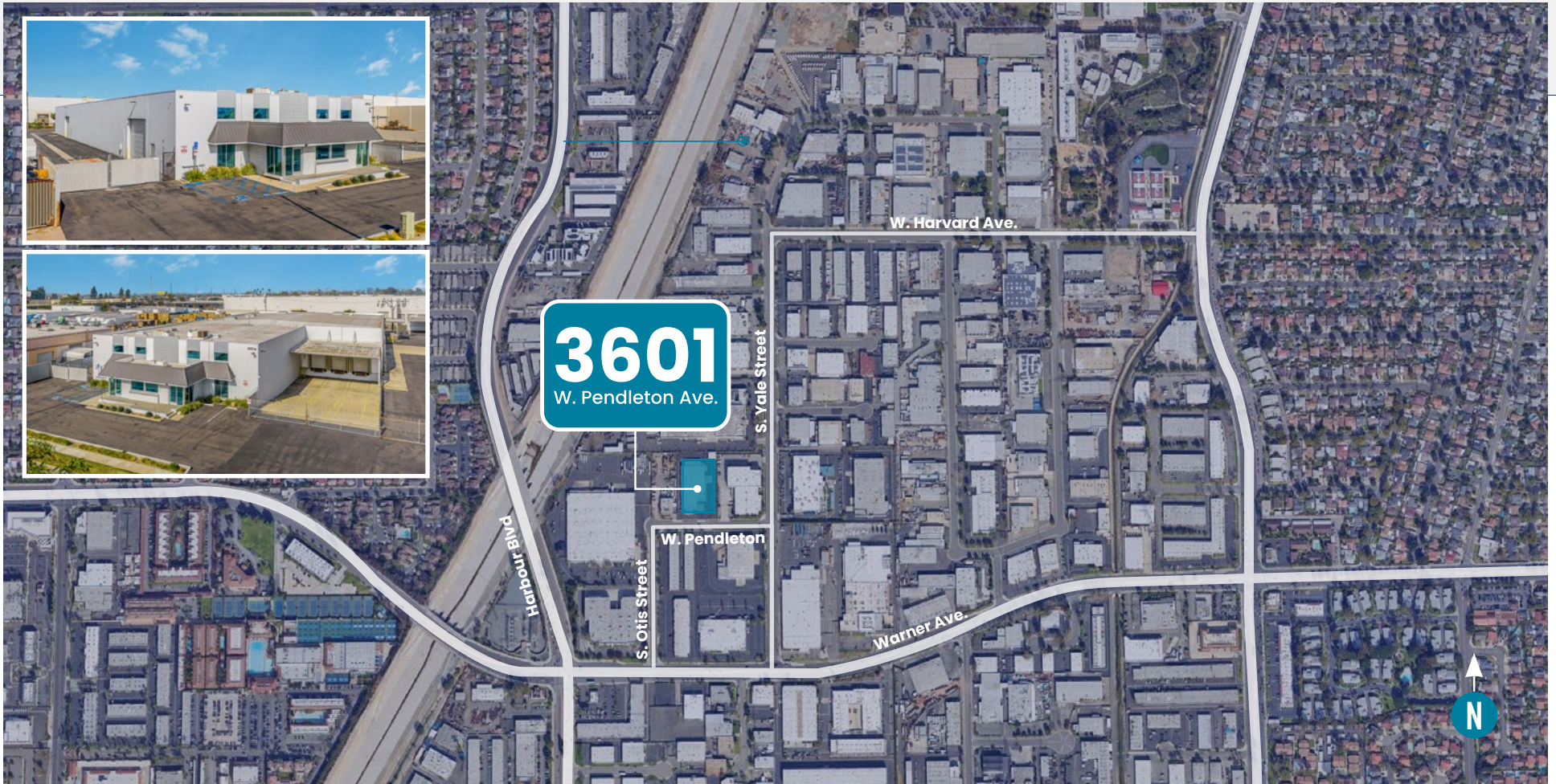


	BUILDING SIZE (SF)	—	± 31,206		DH DOORS	—	3
	OFFICE SIZE (SF)	—	± 3,084		CLEARANCE	—	± 18'
	SITE SIZE	—	± 1.60 ACRES		POWER	—	600 AMPS – 277/480 V (VERIFY)
	RENTAL RATE (SF)	—	\$1.35 NNN		SPRINKLERS	—	YES
	EST. OPERATING EXPENSES (SF)		\$0.25		PARKING RATIO	—	2.0:1,000 SF
	GL DOORS	—	5		AVAILABILITY	—	APRIL 1, 2026

SITE PLAN



LOCATION MAP



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