



2201 RITCHEY STREET
SANTA ANA, CA

AVAILABLE FOR LEASE

4,540 SF BUILDING • OVERSIZED YARD • 55 FREEWAY FRONTAGE • 300,000+ CARS PER DAY

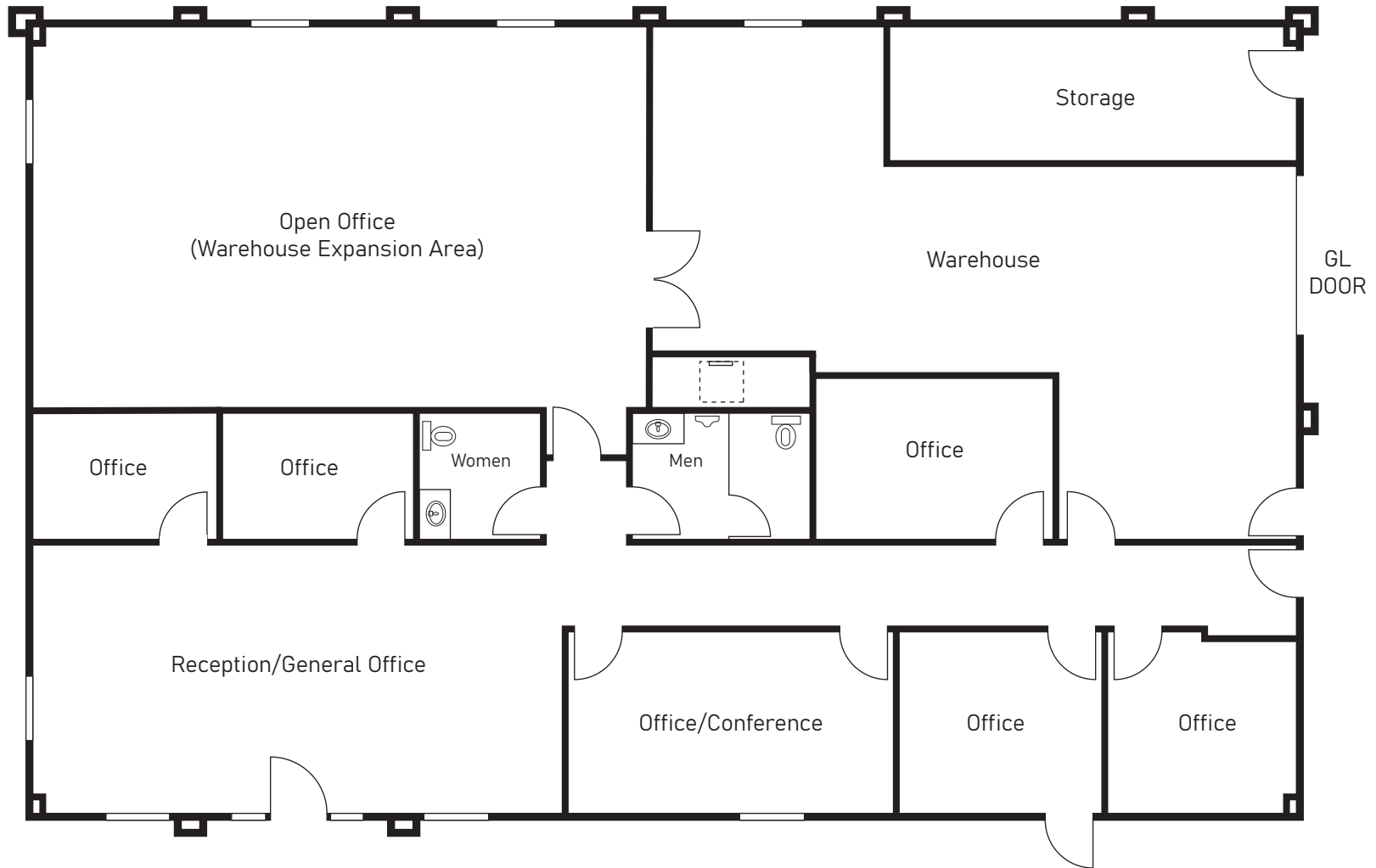


PROPERTY SPECS



- 4,540 SF industrial/commercial building
 - Major freeway exposure (300,000+ cars per day)
 - Oversized 0.92-acre lot; fully secured
 - 28,000 SF of excess yard/parking compared to buildings of similar size
 - Flexible interior office and warehouse design
 - Fire sprinklers throughout
 - One (1) grade level roll-up loading door
- Fully-secure parking and yard areas with night lighting
 - 230' of 55-freeway frontage
 - Industrial zoning and within City of Santa Ana's cannabis district
 - Central Orange County location offering ideal proximity to freeways, airports, retail amenities and Orange County's 3.1+ million residents

FLOOR PLAN



SITE PLAN





THE DISTRICT
AT TUSTIN LEGACY



NEWPORT BEACH



JAMBOREE RD.

ALTON PKWY

IRVINE

SOUTH COAST PLAZA



BARRANCA PKWY

TUSTIN

RED HILL AVE.

2201 RITCHEY ST.

E. WARNER AVE.

SANTA ANA

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