

421 - 441  
E. COLUMBINE AVE  
SANTA ANA, CA

INVESTMENT  
OWNER - USER  
FOR SALE



## MULTI-TENANT INDUSTRIAL BUSINESS PARK

Southwest Commercial, is proud to present this rare investment / owner-user opportunity to purchase a three (3) building, concrete-tilt-up industrial park with approximately seventeen (17) improved industrial units with abundant gated parking or potential yard area(s). This "best in class" Business Park has been owned by the original developer and never before been on the market for sale.

This 3 building complex has been impeccably maintained with a clean, solid credit tenant mix.

The immediate area has proven to enjoy historically low vacancy rates, with consistent demand for these smaller sized industrial spaces. 1% vacancy rate for Q1 industrial properties <10,000sf

The Business Park is ideally located off Main and the 55 / 405 / 73 freeway interchange, only minutes from John Wayne Airport, South Coast Plaza and other class A office and retail centers.



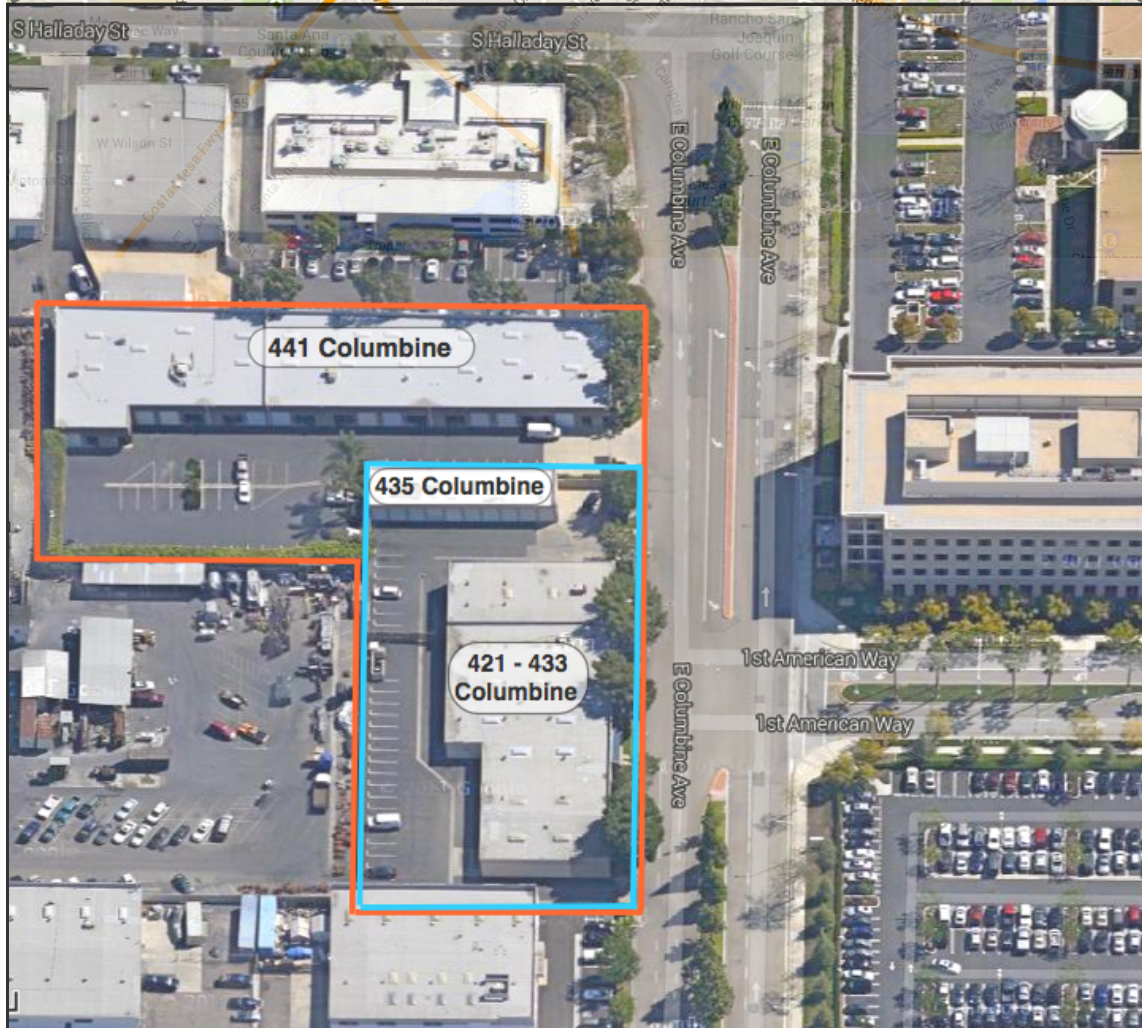
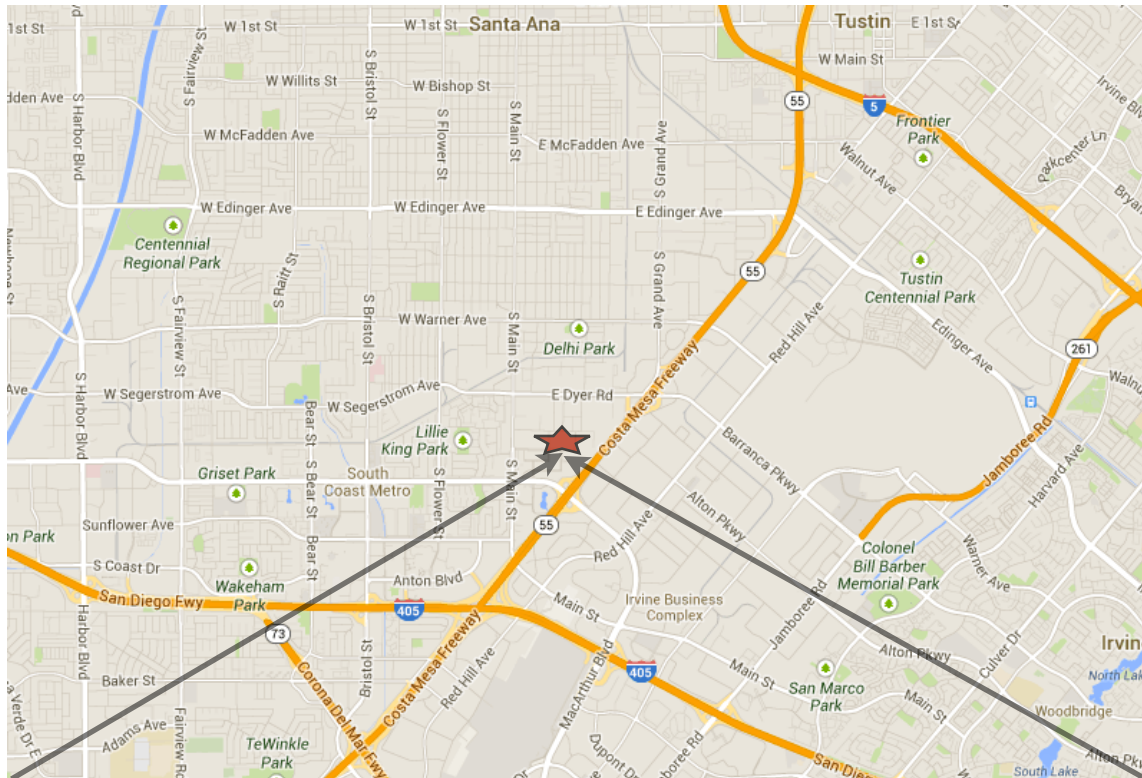
**Exclusive Listing Agents: [714-434-4831](tel:7144344831)**

**Dennis De Meis | [ddemeis@swcre.com](mailto:ddemeis@swcre.com)**

**Jordan De Meis | [jdemeis@swcre.com](mailto:jdemeis@swcre.com)**

Broker Lic #'s 00596156 & 01312030

**421 - 441 E COLUMBINE AVE. SANTA ANA**  
**INVESTMENT / OWNER-USER PROPERTY**



**441 E COLUMBINE AVE. SANTA ANA**

**21,360 SQUARE FEET BUILDING  
MULTI TENANT BUILDING (10 UNITS)  
INDUSTRIAL OFFICE AND WAREHOUSE**

**APPROX. 47,045 SQUARE FOOT LOT  
2:1 PARKING (GATED OVERSIZED LOT)  
PRISTINE CONDITION**

**ASKING PRICE: INQUIRE FOR SEPARATE  
PARCEL**



**421-435 E COLUMBINE AVE. SANTA ANA**

**21,177 SQUARE FEET | 2 BUILDINGS  
421-433 E COLUMBINE (7 UNITS)  
435 E COLUMBINE (SEPARATE BLDG.)  
INDUSTRIAL OFFICE AND WAREHOUSE**

**44,419 SQUARE FOOT LOT  
2:1 PARKED (GATED SECURE LOT)  
PRISTINE CONDITION**

**ASKING PRICE: INQUIRE FOR SEPARATE  
PARCEL**



**TOTAL BUSINESS PARK  
421 - 441 E COLUMBINE AVE. SANTA ANA  
TOTAL SQUARE FOOTAGE: APPROX. 42,537 SQ FT.  
TOTAL LAND SQUARE FOOTAGE: AAPROX. 91,464 SQ FT.  
TOTAL SALE PRICE: \$8,000,000**

**Southwest**  
**Commercial**  
*Commercial Real Estate Services*

**Exclusive Listing Agents: [714-434-4831](tel:7144344831)**

**Dennis De Meis | [ddemeis@swcre.com](mailto:ddemeis@swcre.com)**

**Jordan De Meis | [jdemeis@swcre.com](mailto:jdemeis@swcre.com)**

**Broker Lic #'s 00596156 & 01312030**

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.