

HARBOR WARNER BUSINESS PARK



UNDER NEW OWNERSHIP

2720-2770 HARBOR BOULEVARD
SANTA ANA | CA | 92704

FOR MORE INFORMATION:

SKYLER SERRANO
949.790.3180
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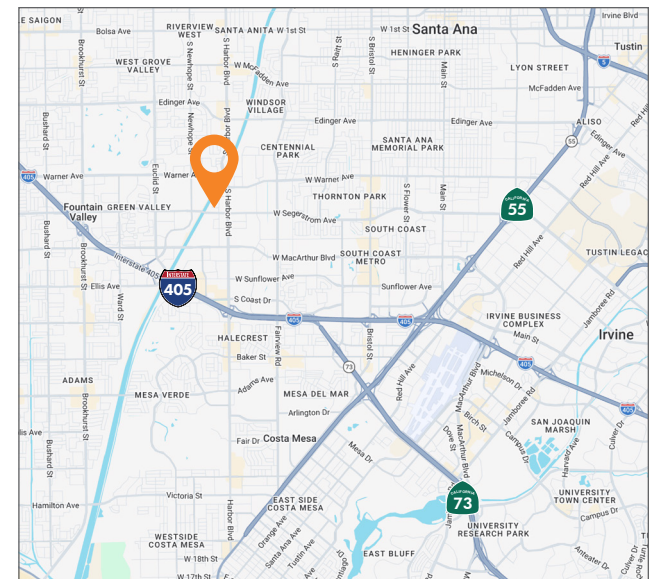
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949.790.3119
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949.790.3159
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DYLAN DAVEY
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ddavey@leeirvine.com

PROPERTY FEATURES

- Move-in ready industrial/flex units with high-quality office improvements
- Major cosmetic improvements planned
- High visibility along Harbor Blvd and Segerstrom Ave
- Up to 18' clear height
- Rear loading with ground level doors
- Ample parking
- Close proximity to the San Diego 405 freeway and close to interstates 55 and 73 freeways
- Units range from 300 SF - 4,800 SF
- 7 buildings totaling ±128,018 SF

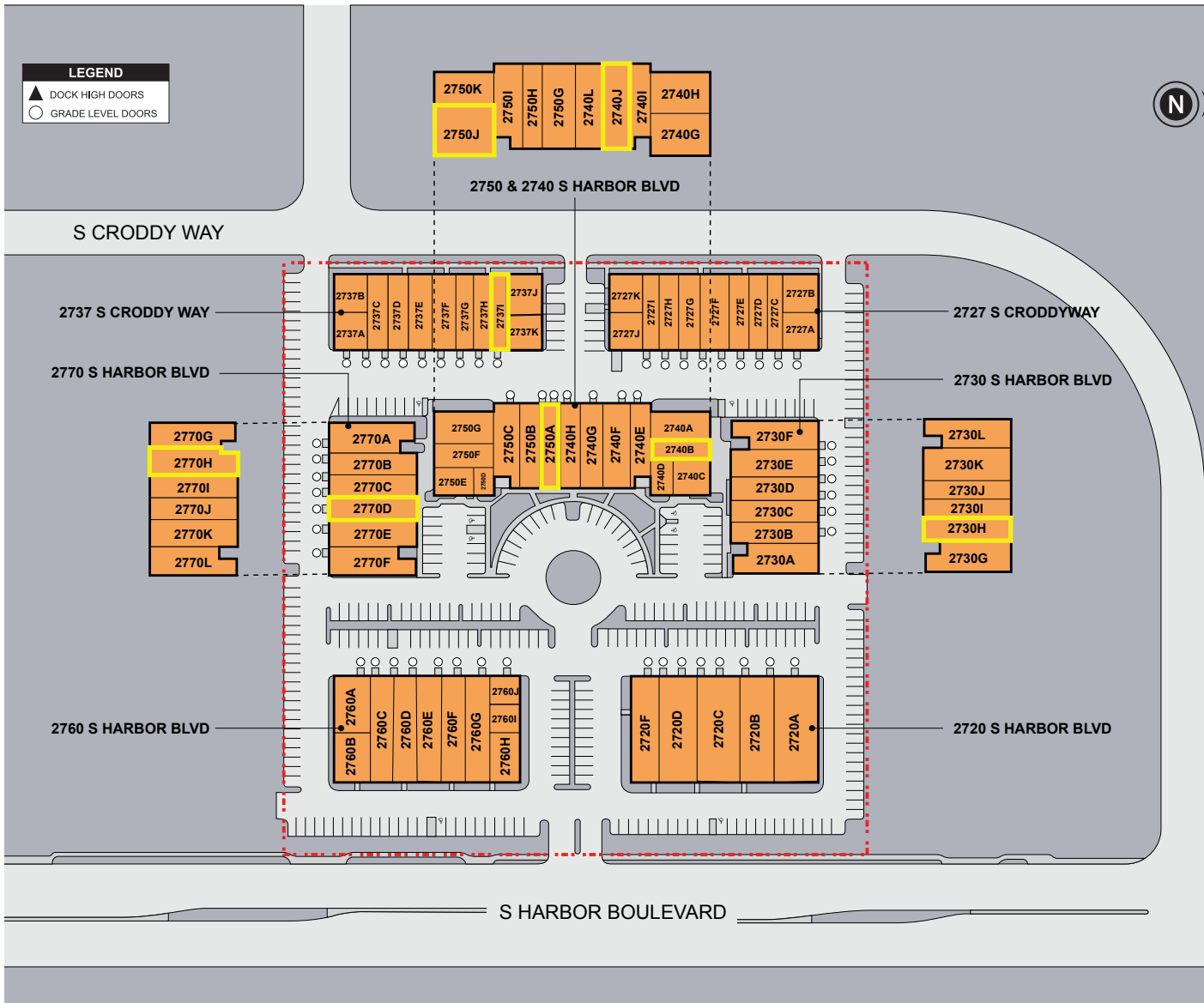


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

HARBOR WARNER BUSINESS PARK

SITE PLAN

UNDER NEW OWNERSHIP **bkm**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

HARBOR WARNER BUSINESS PARK

UNDER NEW OWNERSHIP **bkm**

AVAILABILITIES - INDUSTRIAL

ADDRESS	SUITE	TOTAL SF	OFFICE SF	RATE
2737 S Croddy Way	I	1,460	275	\$2.10/SF Gross
2750 S Harbor Blvd.	A	1,942	704	\$2.10/SF Gross
2770 S Harbor Blvd.	D	1,826	573	\$2.10/SF Gross

AVAILABILITIES - OFFICE

ADDRESS	SUITE	TOTAL SF	RATE
2730 S Harbor Blvd.	H	1,501	\$1.60/SF Gross
2740 S Harbor Blvd.	B	1,412	\$1.75/SF Gross
2740 S Harbor Blvd.	J & K	2,357	\$1.60/SF Gross
2750 S Harbor Blvd.	J	1,179	\$1.60/SF Gross
2770 S Harbor Blvd.	J	782	\$1.60/SF Gross



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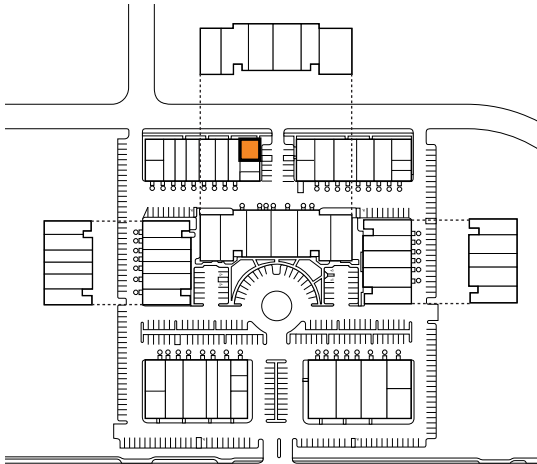
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SUITE DATA:

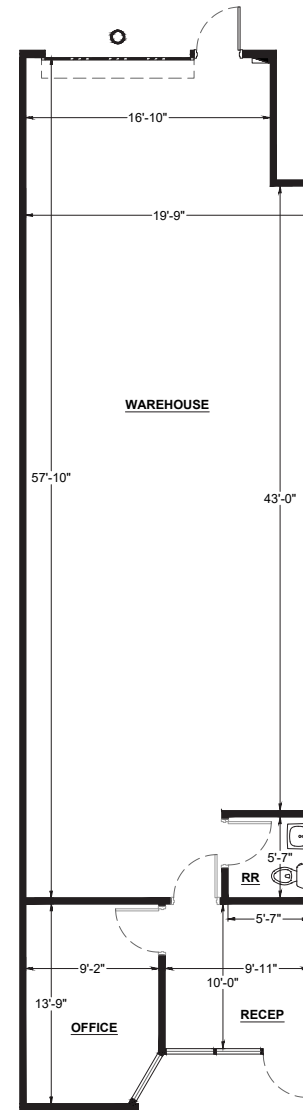
OFFICE AREA	275 SF
WAREHOUSE AREA	1,185 SF
TOTAL SUITE AREA	1,460 SF

CLEAR HEIGHT	18'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2737 S Croddy Way
Santa Ana, CA 92704

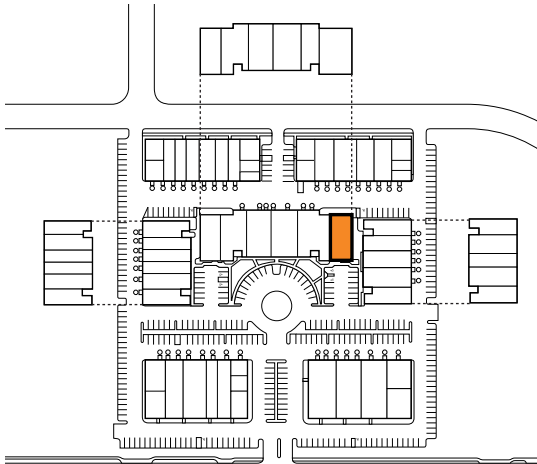
BLDG. 2737
STE I

SUITE DATA:

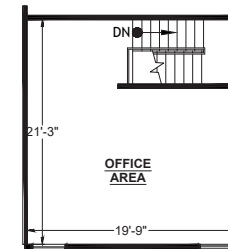
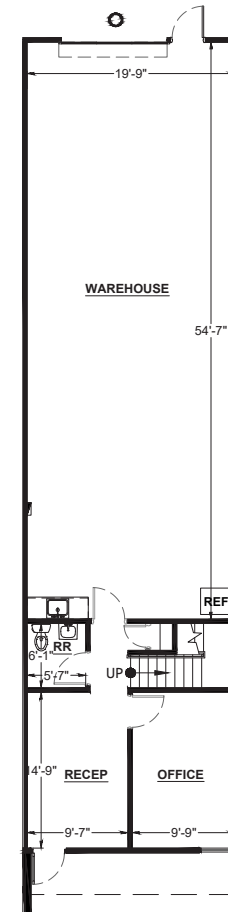
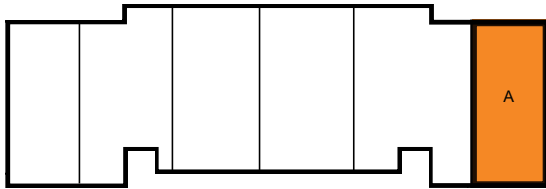
OFFICE AREA	704 SF
WAREHOUSE AREA	1,238 SF
TOTAL SUITE AREA	1,942 SF

CLEAR HEIGHT	18'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2750 S Harbor Blvd.
Santa Ana, CA 92704

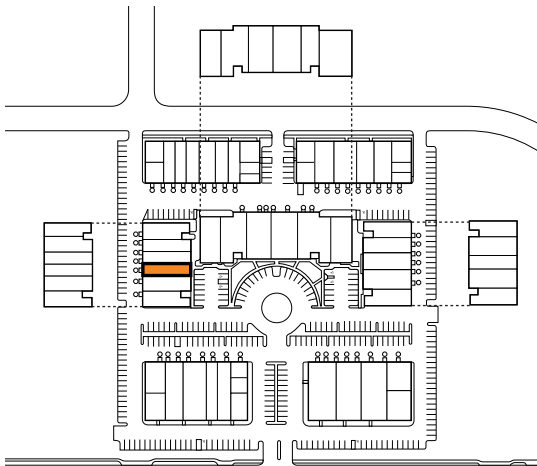
BLDG. 2750
STE A

SUITE DATA:

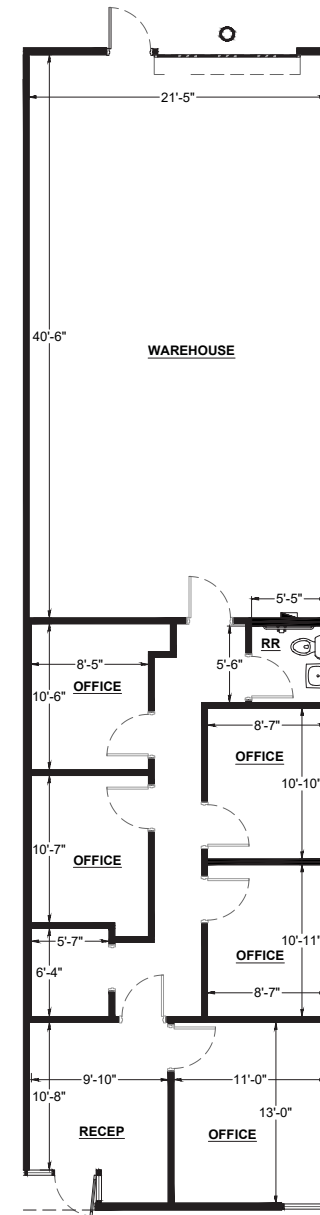
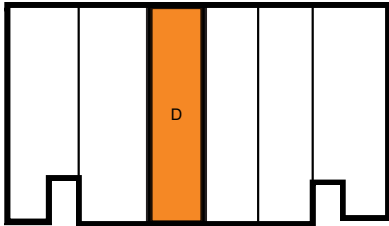
OFFICE AREA	573
WAREHOUSE AREA	1,253
TOTAL SUITE AREA	1,826 SF

CLEAR HEIGHT	18'
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

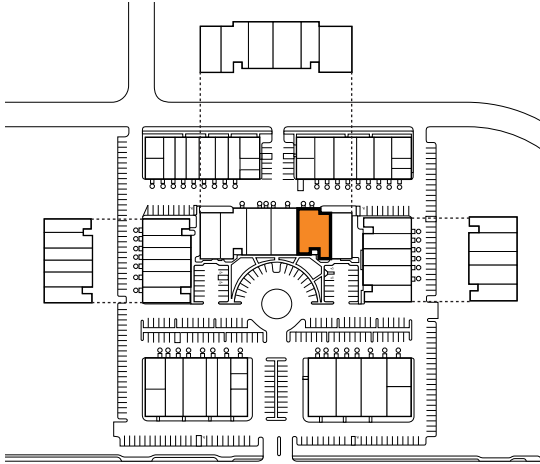
2770 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2770
STE D

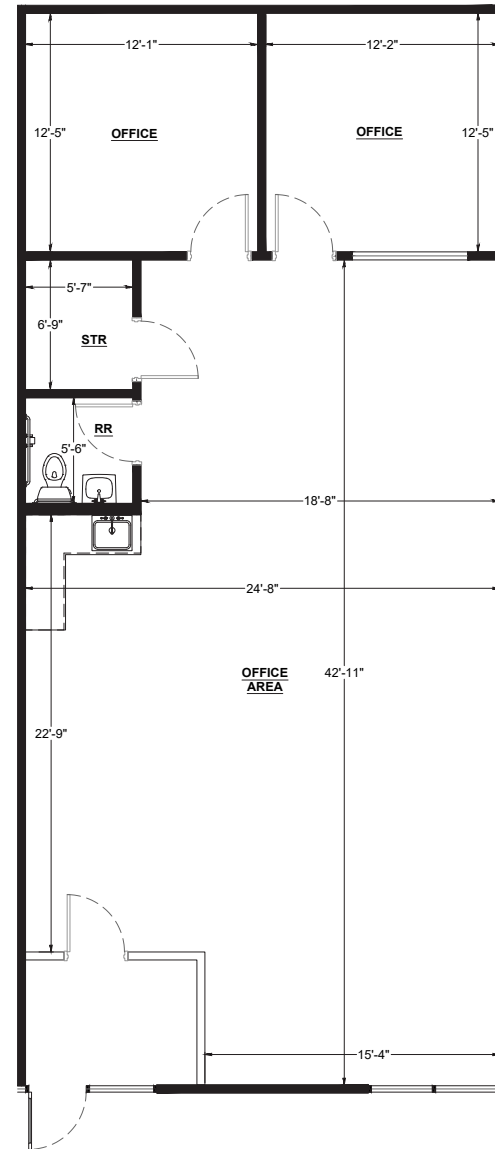
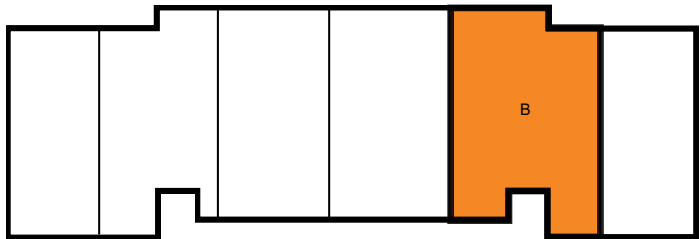
SUITE DATA:

TOTAL SUITE AREA **1,412 SF**

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2740 S Harbor Blvd.
Santa Ana, CA 92704

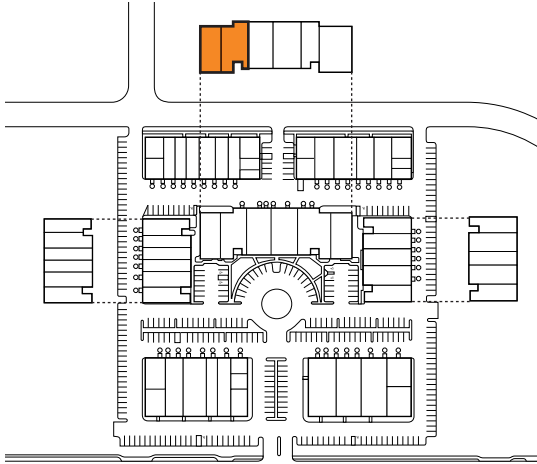
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STE B

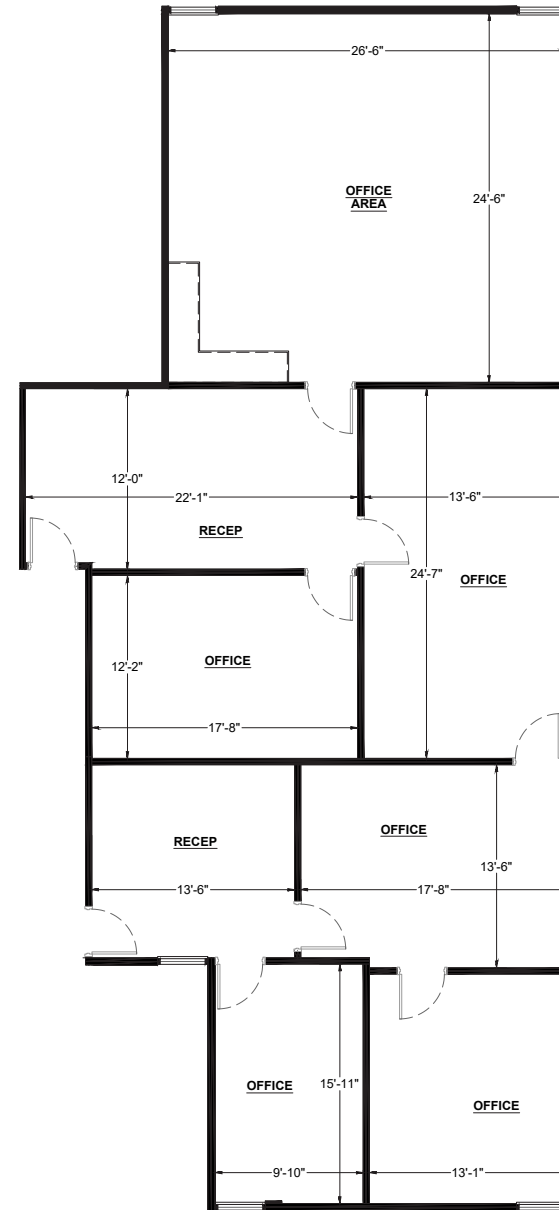
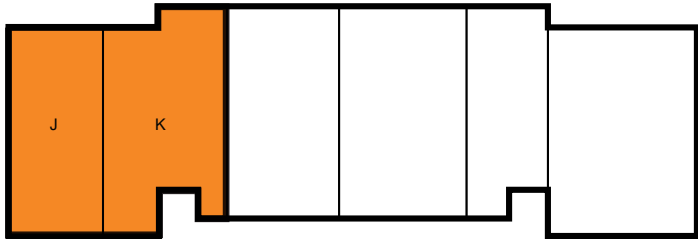
SUITE DATA:

TOTAL SUITE AREA **2,357 SF**

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

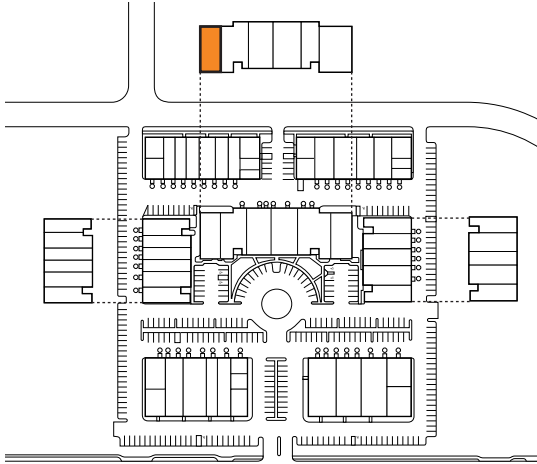
2740 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2740
STE J & K

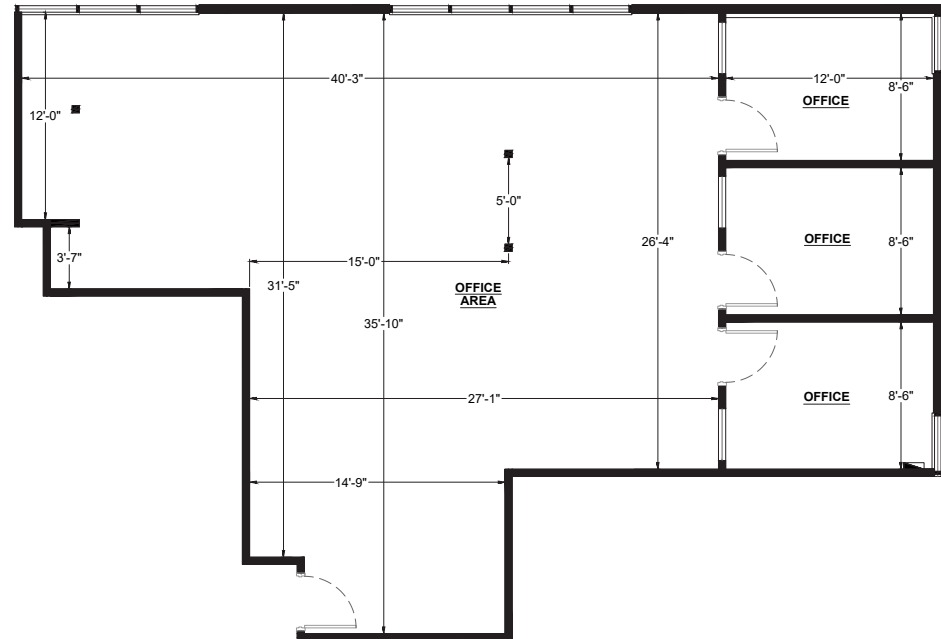
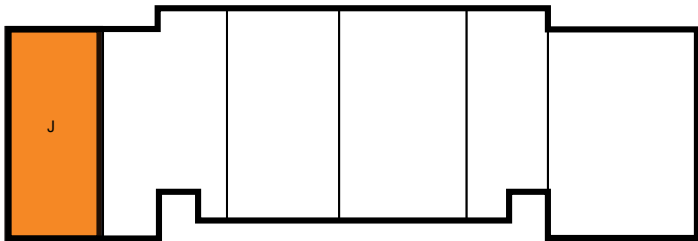
SUITE DATA:

TOTAL SUITE AREA **1,179 SF**

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2750 S Harbor Blvd.
Santa Ana, CA 92704

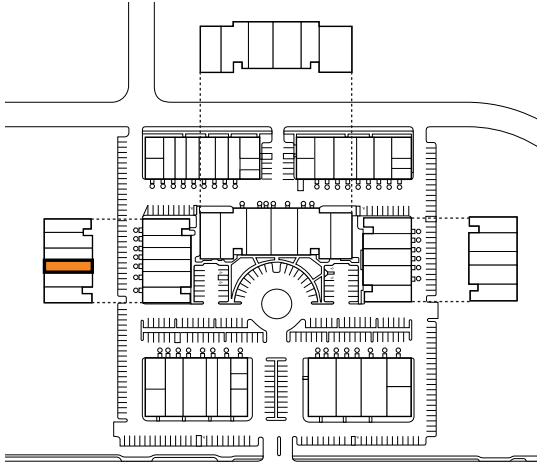
BLDG. 2750

STE J

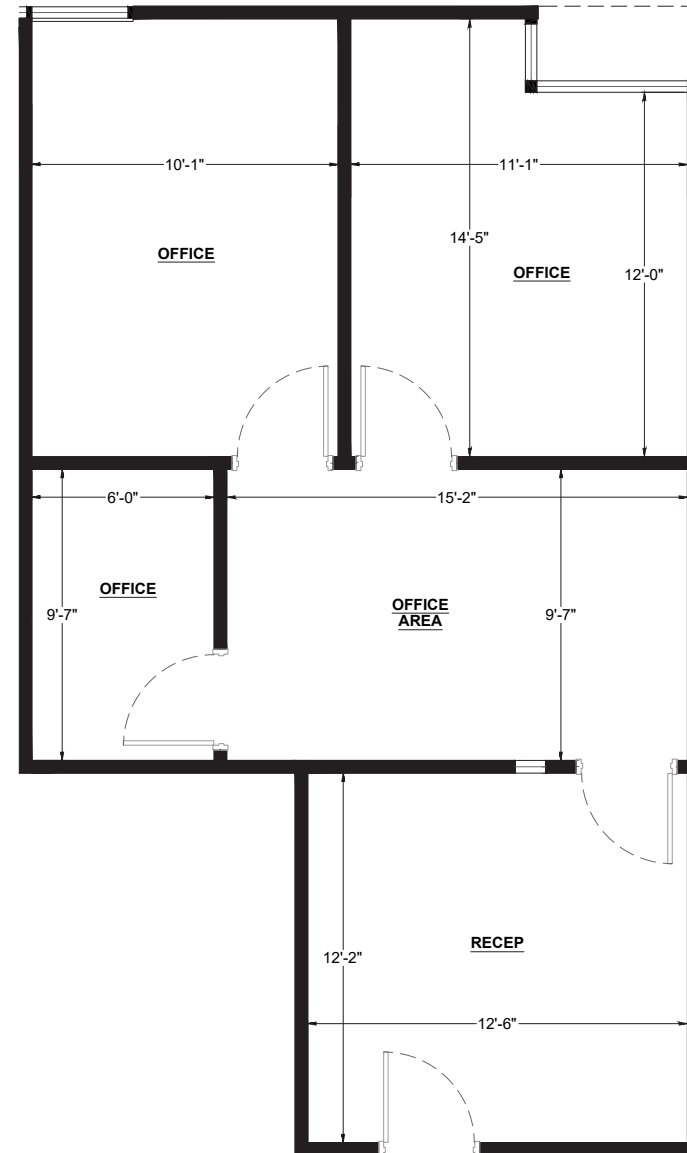
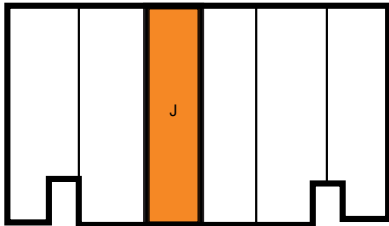
SUITE DATA:

TOTAL SUITE AREA **782 SF**

SITE KEY PLAN:



BUILDING KEY PLAN:



Harbor Warner Business Park

2770 S Harbor Blvd.
Santa Ana, CA 92704

BLDG. 2770

STE J

HARBOR WARNER BUSINESS PARK

RENDERINGS

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AMENITIES

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NEARBY AMENITIES

Costco
IKEA
The Observatory
Home Depot
United States Postal Service

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