

# 500

W. WARNER AVENUE  
SANTA ANA, CALIFORNIA

LBA CENTRAL OC DISTRIBUTION CENTER  
FOR LEASE - SUITE 200  
±246,622 SQ. FT.

## BUILDING FEATURES

- ±246,622 SF Part of Larger Building
- New ±5,485 Sq. Ft. Office Space
- ±20,299 Sq. Ft. of Mezzanine Warehouse/Storage
- **28' Warehouse Clearance**
- POL 380,482 SF Building on 16.3 Acres
- **Fifty (50) Dock High Positions with Load Levelers**
- One (1) Ground Level Loading Ramp
- Secure Fenced Yard Area
- 2,500 Amps of Power (upon verification)
- Shop Restrooms
- 296 Parking Spaces (1.2:1000)
- **Trailer Parking Possible**
- **ESFR Sprinklers**
- Excellent Access to (405), (5), and (55) Freeways

LBA Logistics

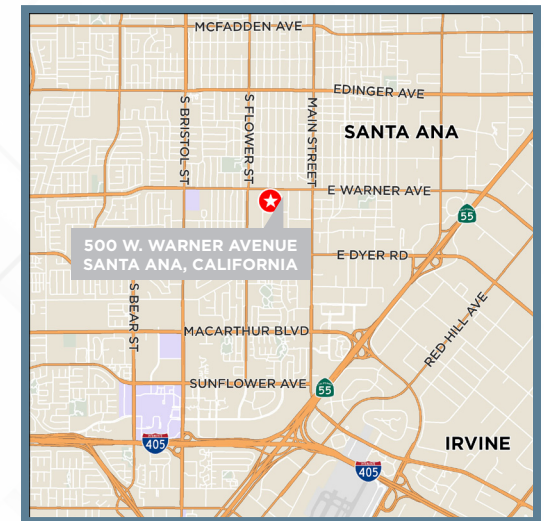
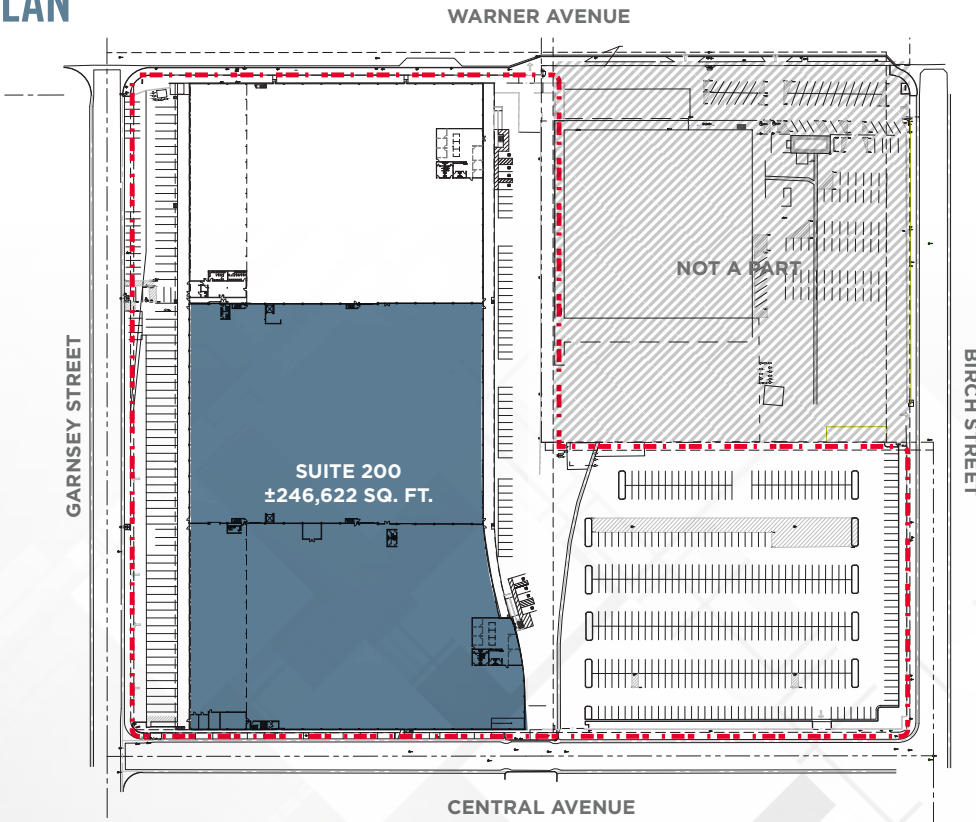
CUSHMAN &  
WAKEFIELD



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## SITE PLAN



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