



CBRE

±13,150 TO ±33,181 SF

FOR LEASE

1211 E. DYER ROAD | SANTA ANA | CALIFORNIA

BUILDING FEATURES



±33,181 SF of flex/light manufacturing space with multiple configurations available



1,200 Amps, 277/480 volt power



New landscaping



Street frontage on Dyer Road



Renovated restrooms throughout



100% HVAC



Flexible Zoning allowing office, R&D, and industrial uses



Central OC Airport Area location, two blocks west of Tustin Legacy and numerous amenities



Easy access to OC Airport, and 55, 405, & 5 Freeways



New parking lot slurry and strip



Drive around building



Currently 12' drop ceiling in warehouse (24-26' clearance possible)



Two Ground Level Doors



Elevator Served



1211

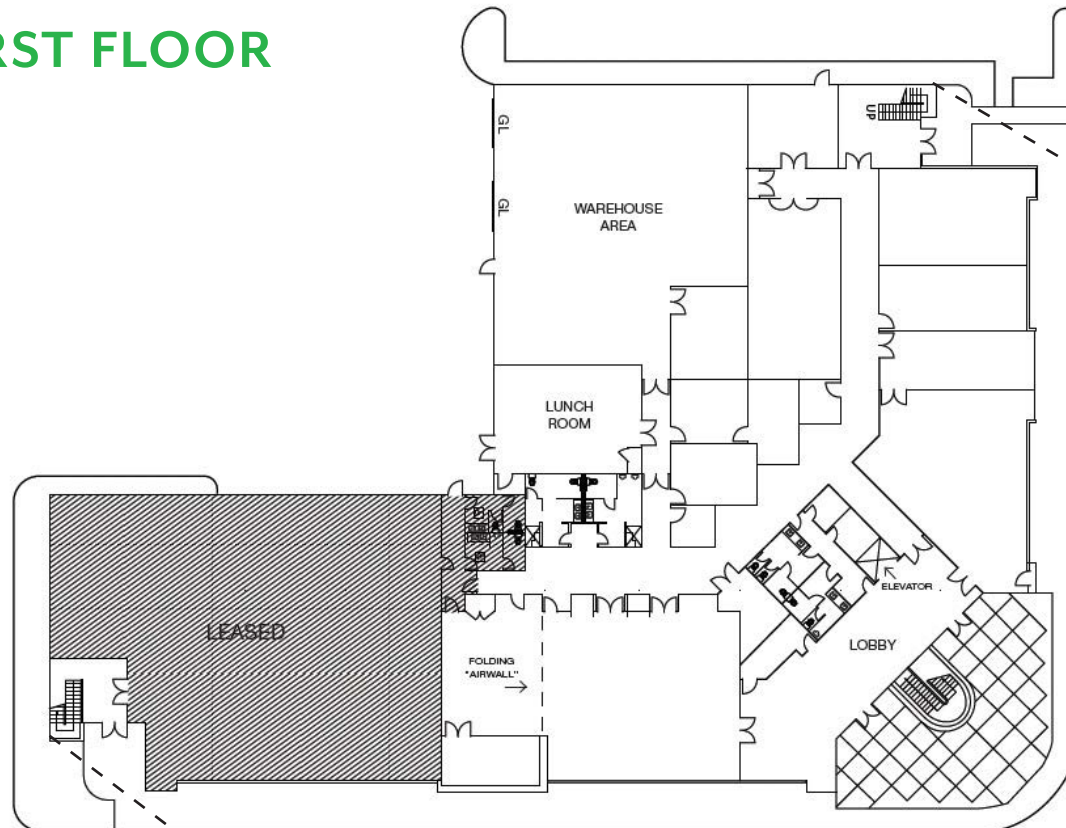
PROPERTY AVAILABILITY

SPACE	SQUARE FOOTAGE	DESCRIPTION
Option 1: First Floor and Second Floor	±33,181 SF	Office and Warehouse Space (Expandable), Multiple Private Offices and Large Open Space
Option 2: First Floor	±20,031 SF	Office and Warehouse Space (Expandable), Multiple Private Offices and Large Open Space
Option 3: Second Floor	±13,150 SF	100% Office, Multiple Private Offices and Large Open Space

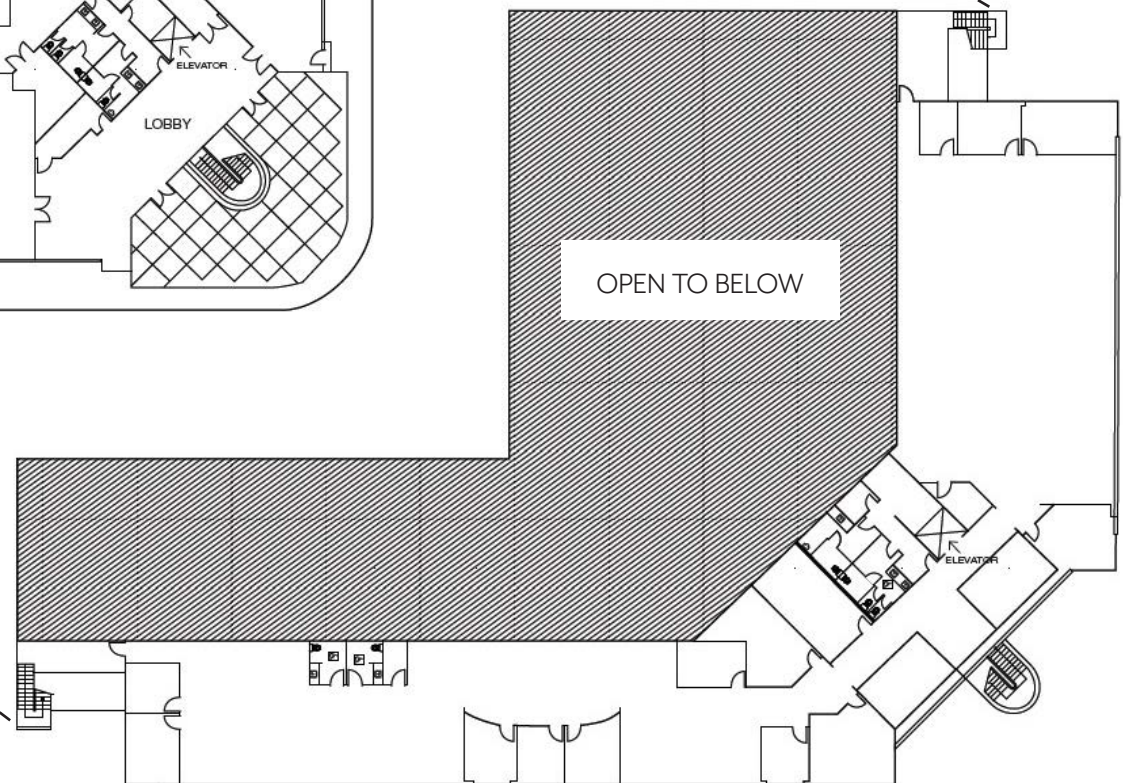


**FLOOR PLAN
OPTION 1**
±33,181 SF

FIRST FLOOR

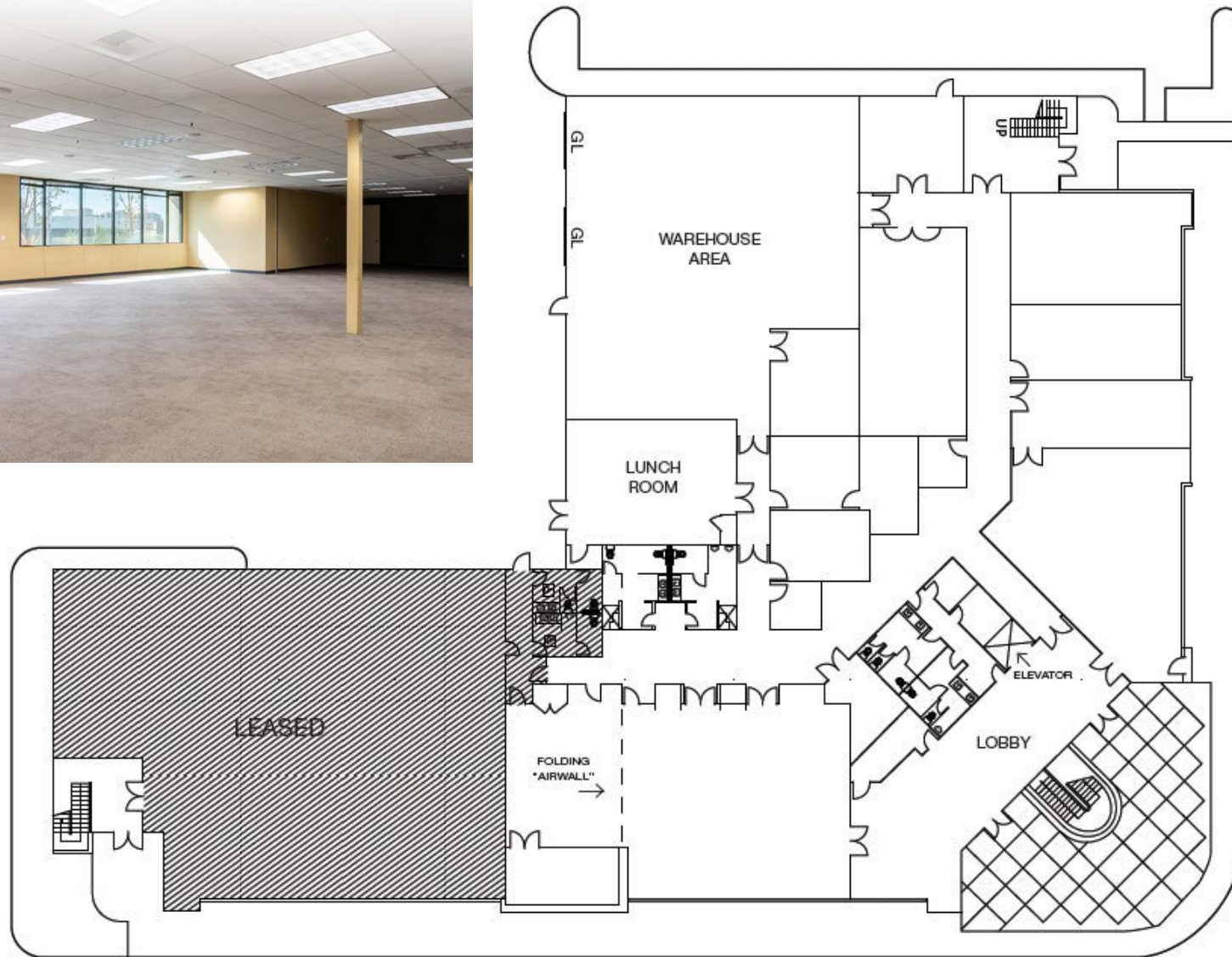


SECOND FLOOR



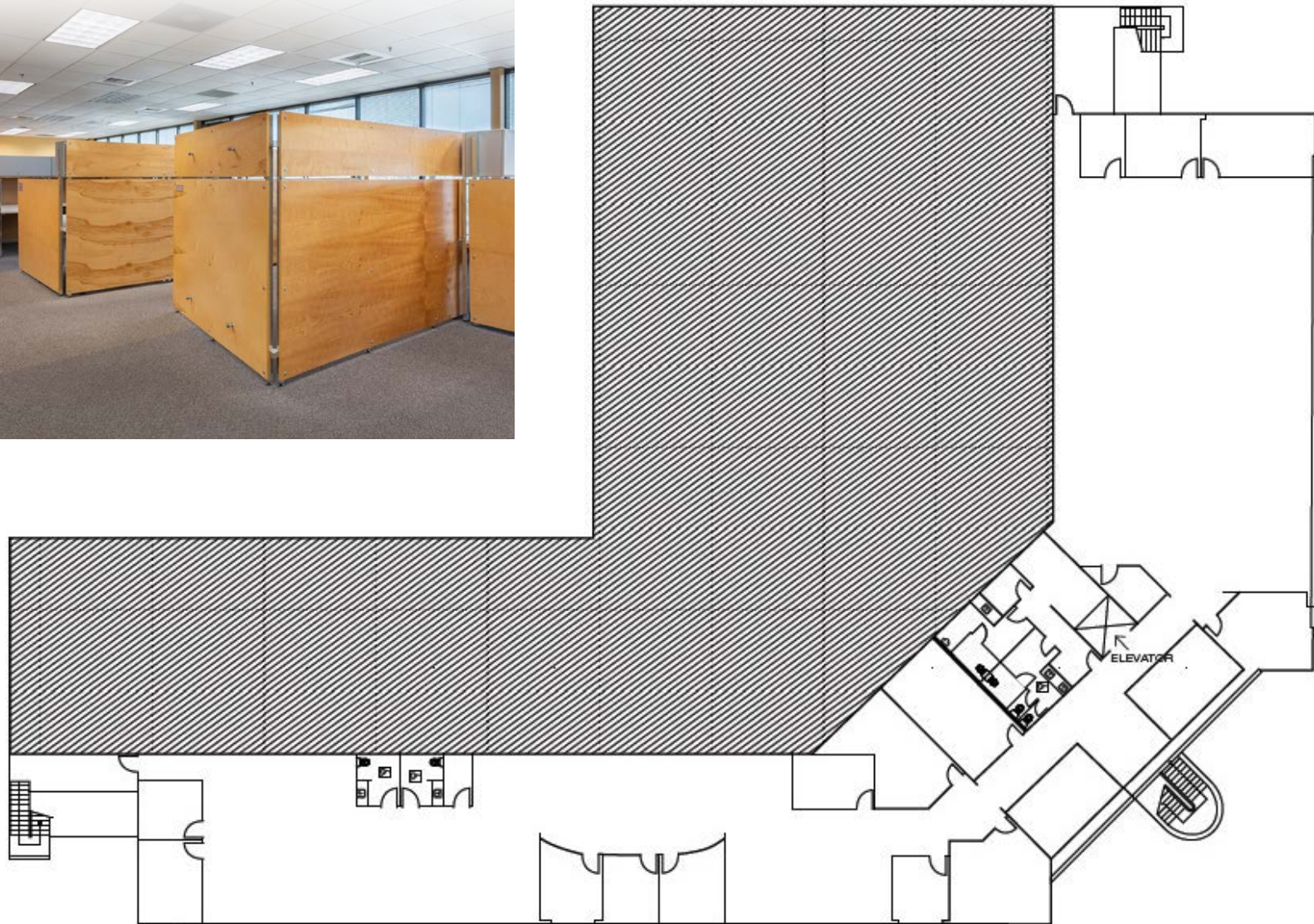
FIRST FLOOR

FLOOR PLAN
OPTION 2
±20,031 SF



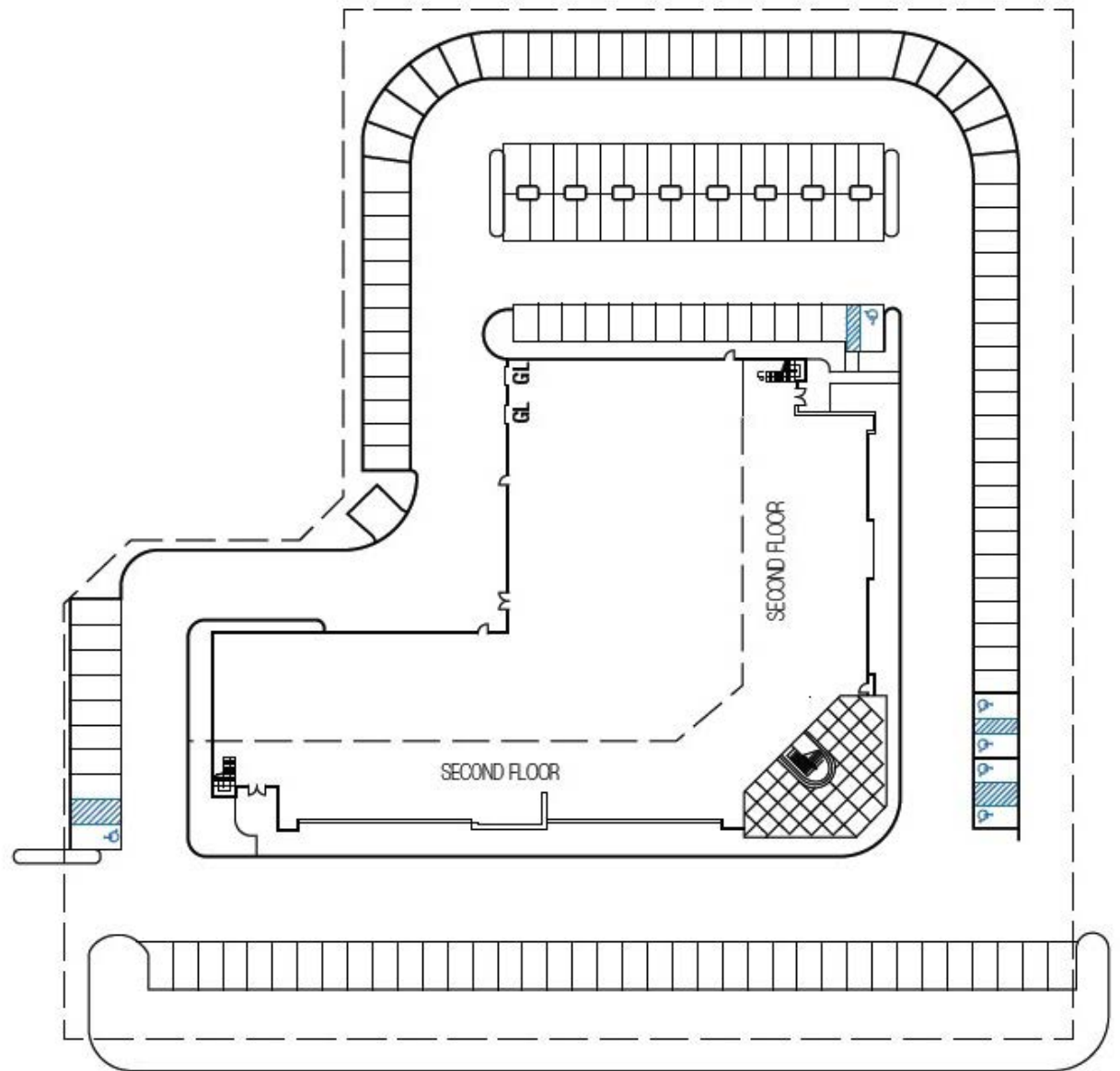
SECOND FLOOR

FLOOR PLAN
OPTION 3
±13,150 SF





SITE PLAN





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