

135,731 SQ. FT. INDUSTRIAL BUILDING

Divisible Increments: 87,731 or 48,000 Sq. Ft

For Lease

601 W. Dyer | Santa Ana



New Ownership | Newly Refurbished

Building Description:

- 183,731 Sq. Ft., Freestanding Building
Divisible Increments: 87,731 SF or 48,000 SF
- Situated on 8.43 Acres - Corner Lot Fronting Dyer/Garnsey - Signalized Intersection
- Excellent Distribution Building
- 12,784 Square Feet of Offices (front)

Features:

- 24'-26' Warehouse Ceiling Clearance
- 1,000 Amps of Power (upgrading)
- Sixteen(16) Front Loaded Dock High Doors with Load Levelers
- Fully Sprinklered - .60 GPM/3000
- Large Secured Yard Area
- 160' Truck Court / Concrete Staging Area
- 40'x60' Bay Spacing
- Rail Served

Location:

- Excellent Access to Costa Mesa (55), Santa Ana (5), and San Diego (405) Freeways
- Enterprise Zone
- Empowerment Zone



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Available For Lease


601 W. Dyer | Santa Ana


**135,731 SQ. FT.
INDUSTRIAL BUILDING**

*Divisible Increments:
87,731 or 48,000 Sq. Ft*

RECENT UPGRADES

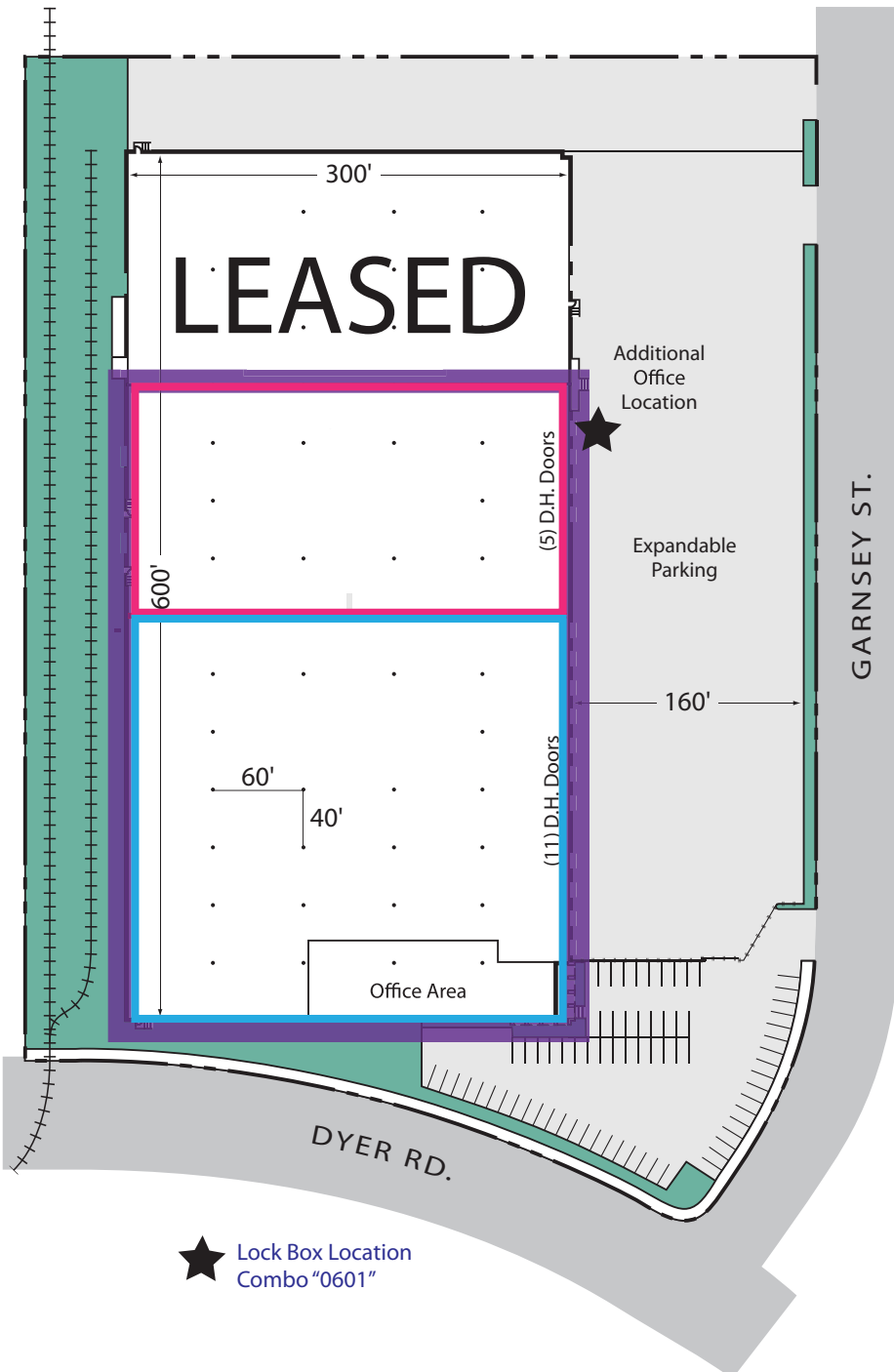
- * Energy Efficient, T-5 Warehouse Lighting
- * Resurfaced & Sealed Warehouse Floor
- * New Warehouse Offices (1,000 SF)

 = 87,731 SF = \$0.72 PSF/NNN

 = 48,000 SF = \$0.69 PSF/NNN

 = 135,731 SF = \$0.70 PSF/NNN

Net Expenses = ± \$0.15 PSF/Mo



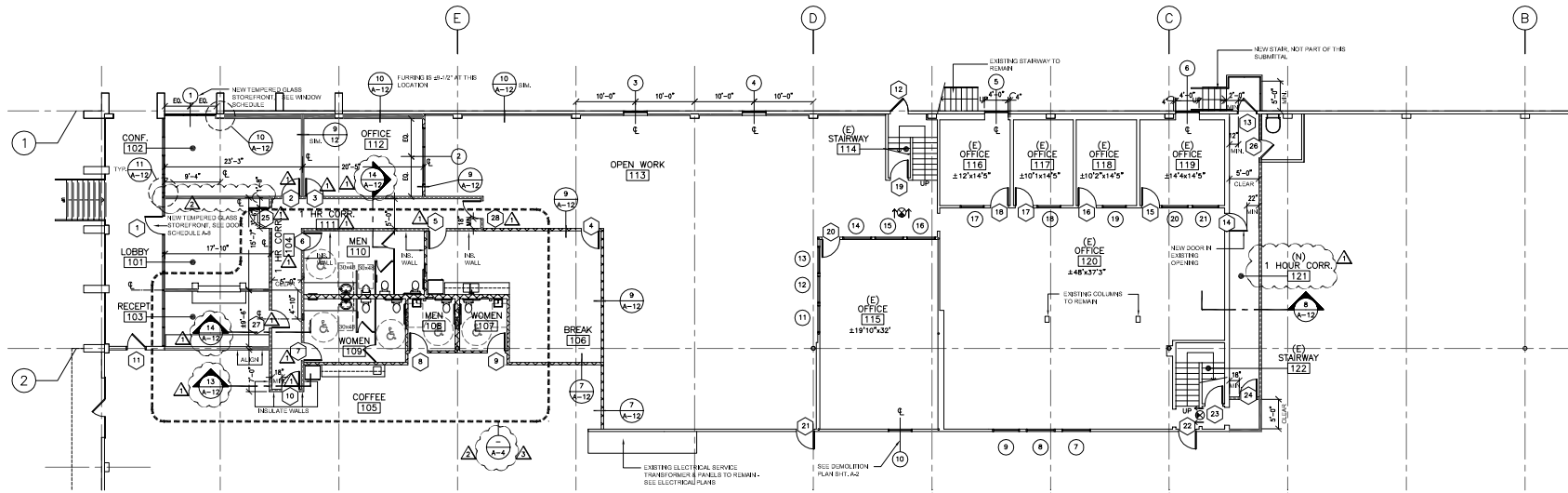
★ Lock Box Location
Combo "0601"



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FIRST FLOOR ENLARGED PLAN "A"

SCALE: 1/8" = 1'-0"



NORTH

FLOOR PLAN LEGEND

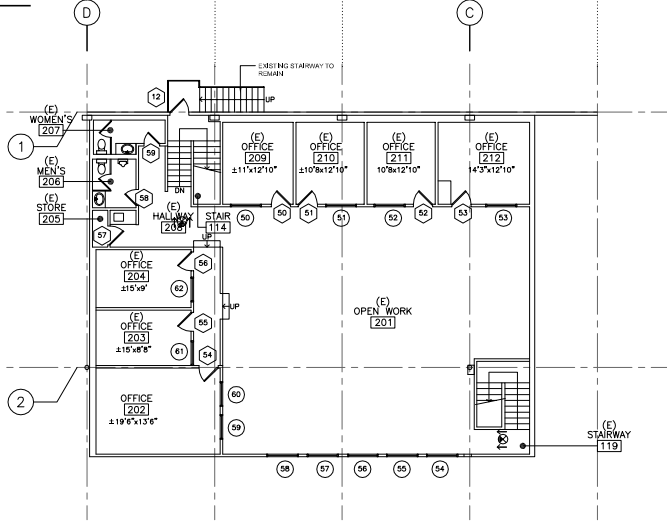
- PARTITION - EXISTING TO REMAIN
- PARTITION - NEW INTERIOR
- PARTITION - NEW INTERIOR W/ R-11 INSULATION
- PARTITION - NEW 1 HOUR CONSTRUCTION
- DOOR ASSEMBLY - EXISTING TO REMAIN - SEE DOOR SCHEDULE ON SHT. A-8
- DOOR ASSEMBLY - NEW - SEE DOOR SCHEDULE ON SHT. A-8
- NEW INTERIOR TEMPERED GLASS WINDOW IN METAL FRAME - SEE WINDOW SCHEDULE ON SHT. A-8
- NEW STORE-FRONT, TEMPERED GLASS WINDOW IN METAL FRAME - SEE WINDOW SCHEDULE ON SHT. A-8
- NEW STORE-FRONT, TEMPERED GLASS DOOR/ WINDOW IN METAL FRAME - SEE DOOR SCHEDULE ON SHT. A-8

FIRST FLOOR PLAN NOTES

1. PATCH AND REPAIR ALL AND NEW PARTITIONS, READY FOR NEW FINISH. REFER TO FINISH PLAN AND SCHEDULE (A-8) FOR FINISH SPECIFICATIONS AND ADDITIONAL INFORMATION
2. CONTRACTOR TO REVIEW ALL INDICATED DIMENSIONS FOR CLEARANCES. CONTACT MARDINI & STANLEY ARCHITECTS, IF THERE ARE ANY DISCREPANCIES OR OMISSIONS.
3. CONTRACTOR TO PROVIDE SOUND INSULATION FOR INTERIOR PARTITIONS AS INDICATED ON PLAN
4. PROVIDE ADDITIONAL BACKING AS REQUIRED FOR ALL OVERHEAD CABINETS

MEZZANINE NOTES

1. NEW FLOORING. SEE SCHEDULE SHT. A-8
2. PATCH AND REPAIR ALL EXISTING WALL. PREPARE WALLS FOR NEW PAINTINGS



AS-BUILT MEZZANINE ENLARGED PLAN "A"

SCALE: 1/8" = 1'-0"



NORTH

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| ARCHITECT: NARDINI & STANLEY architects, inc. 926 TOWN & COUNTRY ROAD ORANGE, CA 92668 (714) 547-2834 (714) 547-7878 FAX (714) 547-0229 | OWNER: REXFORD INDUSTRIAL REALTY & MANAGEMENT, INC. 11601 WILSHIRE BLVD., SUITE 650 310-966-1680 FAX 310-966-1690 | BUILDING: INDUSTRIAL BUILDING 601 W. DYER SANTA ANA, CALIFORNIA | CONTENT: ENLARGED FLOOR PLANS "A" | PROJECT NO: DRAWN BY: AS DATE: 04/28/06 | REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">06/07/06</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>07/16/06</td> <td>TENANT REV.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>08/15/06</td> <td>TENANT REV.</td> <td></td> <td></td> <td></td> <td></td> </tr> </table> | 06/07/06 | | | | | | 07/16/06 | TENANT REV. | | | | | 08/15/06 | TENANT REV. | | | | | SHEET: <div style="text-align: center; font-size: 24pt; font-weight: bold;">A-3.0</div> |
| 06/07/06 | | | | | | | | | | | | | | | | | | | | | | | | |
| 07/16/06 | TENANT REV. | | | | | | | | | | | | | | | | | | | | | | | |
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