

# MAIN & DYER BUSINESS PARK

**401 DYER ROAD ♦ UNITS "A" & "B" ♦ SANTA ANA ♦ CALIFORNIA ♦ 92707**

## PROPERTY INFORMATION:

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### PROPERTY LOCATION:

The property is conveniently located in the Main & Dyer Business Park, in the south-central portion of the City of Santa Ana (1.16 miles west of the Costa Mesa Freeway [55], and 2.2 miles northeast of the San Diego Freeway [405] / Thomas Guide Coordinates 859-E1).

### ASSESSOR PARCEL NUMBERS (APN'S):

Unit "A": 932-91-069 ♦ Unit "B": 932-91-070

### LIGHT INDUSTRIAL M1 ZONING & ENTERPRISE ZONE:

Property is Zoned "M1" (Light Industrial). See "Zoning Information" section for permitted and conditional uses within M1 Districts.  
Property is Located in Santa Ana Enterprise Zone (Deductions, Credits & Benefits), See "Enterprise Zone" section for current zone information.

### PROPERTY SQUARE FOOTAGE:

Unit "A" is approximately 20,293 Sq/Ft Total (Office: 2,200 Sq/Ft / Warehouse: 18,093 Sq/Ft) with approximately 18,200 Sq/Ft of Fenced Exterior Storage Area  
Unit "B" is approximately 18,275 Sq/Ft Total (Office: 492 Sq/Ft / Warehouse: 17,783 Sq/Ft) with approximately 2,600 Sq/Ft of Fenced Exterior Storage Area  
Approximate Total Building Area Sq/Ft: 38,568 - Approximate Total Fenced Exterior Storage Area 20,875 Sq/Ft

### ELECTRIC SERVICE & CEILING HEIGHT:

Unit "A" has 480 Volt - 1600 Amp Service - 4 Wire ♦ Unit "B" has 240 Volt - 400 - 4 Amp Service - 4 Wire ♦ Ceiling Height for Units "A" & "B" is 19'5" to 21'6"

### LIST PRICE:

Unit "A" and Unit "B" may be purchased jointly or separately as stated below.

Unit "A" & "B" List Price	♦	Three Million Four Hundred Seventy One Thousand Two Hundred Twenty Dollars	♦	( \$ 3,471,120 )	♦	Approximately \$ 90.00 Per Sq/Ft
Unit "A" List Price	♦	Two Million Three Hundred Forty Nine Thousand Nine Hundred Ninety Nine Dollars	♦	( \$ 2,349,999 )	♦	Approximately \$ 115.80 Per Sq/Ft
Unit "B" List Price	♦	One Million Nine Hundred Seventy One Thousand One Hundred Forty Two Dollars	♦	( \$ 1,971,142 )	♦	Approximately \$ 107.86 Per Sq/Ft

### DISCLAIMER:

Neither the owner (seller) nor any real estate broker/agent make any warranty, representation and/or guarantee, of any kind whatsoever, regarding the accuracy and/or completeness of any information herein contained and/or set forth on the cover page hereof. All information herein contained is subject to errors, omissions and change without notice of any kind whatsoever.

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### REPRESENTED BY:

**LYNN D. COLLINS ♦ CHALET PROPERTIES & INVESTMENTS**

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