

# AUTO BODY/REPAIR FOR LEASE OTHER USES CONSIDERED

PERMITTED  
SPRAY BOOTH AND  
HUGE FENCED  
YARD

## FOR LEASE

± 4,100 SF Bldg. on  
± 0.41 Acre Lot

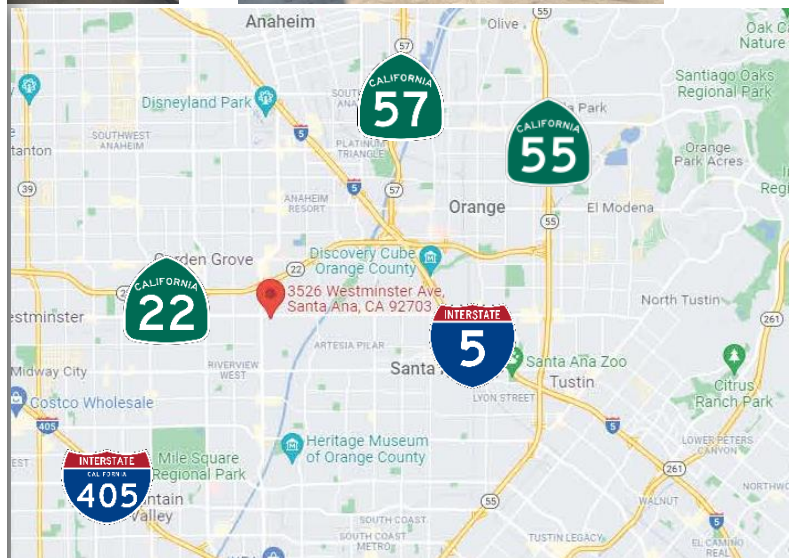
3526 W. WESTMINSTER AVE.  
SANTA ANA, CA 92703

AUTO BODY BLDG. w/ LARGE YARD  
**AVAILABLE**  
Ashwill  
Associates  
COMMERCIAL REAL ESTATE  
PH 456-0500  
KYLE WILLIAMS 949-293-6788



## PROPERTY FEATURES

- Free Standing Building ± 4,100 SF on ± 0.41 Acre Lot
- Permitted Spray Booth, Compressor Machine & Lifts Included (verify)
- Large Concrete Fenced Yard on Both Sides of Bldg.
- ± 16' Warehouse Clearance
- 250 Amps 3 Phase Power 120/240 Volts
- Air Lines Throughout Building
- Drive-Thru Building
- Two (2) Restrooms, Customer Area & Two (2) Offices
- Possible Billboard Signage for Additional Fee
- Six (6) Ground Level Doors
- Daily Traffic Count = Approx. 27,446 on Westminster Blvd. and 53,800 on Harbor Blvd. (less than ¼ mile away) in 2022
- Excellent Freeway Access – 5, 55 & 22 Freeways



The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE  
Corp DRE# 01291393

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# PHOTOS

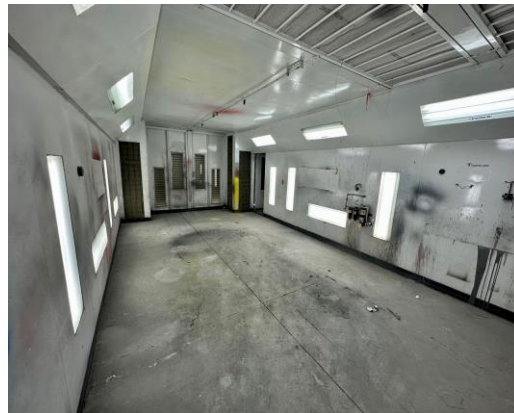
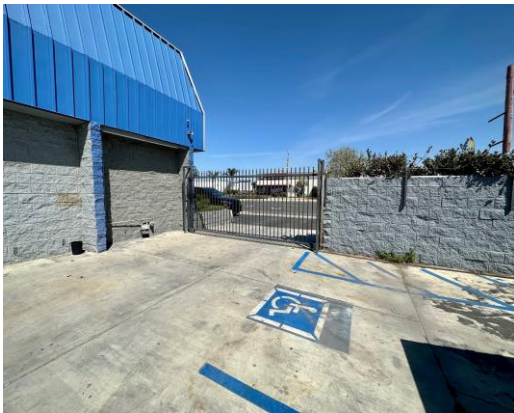
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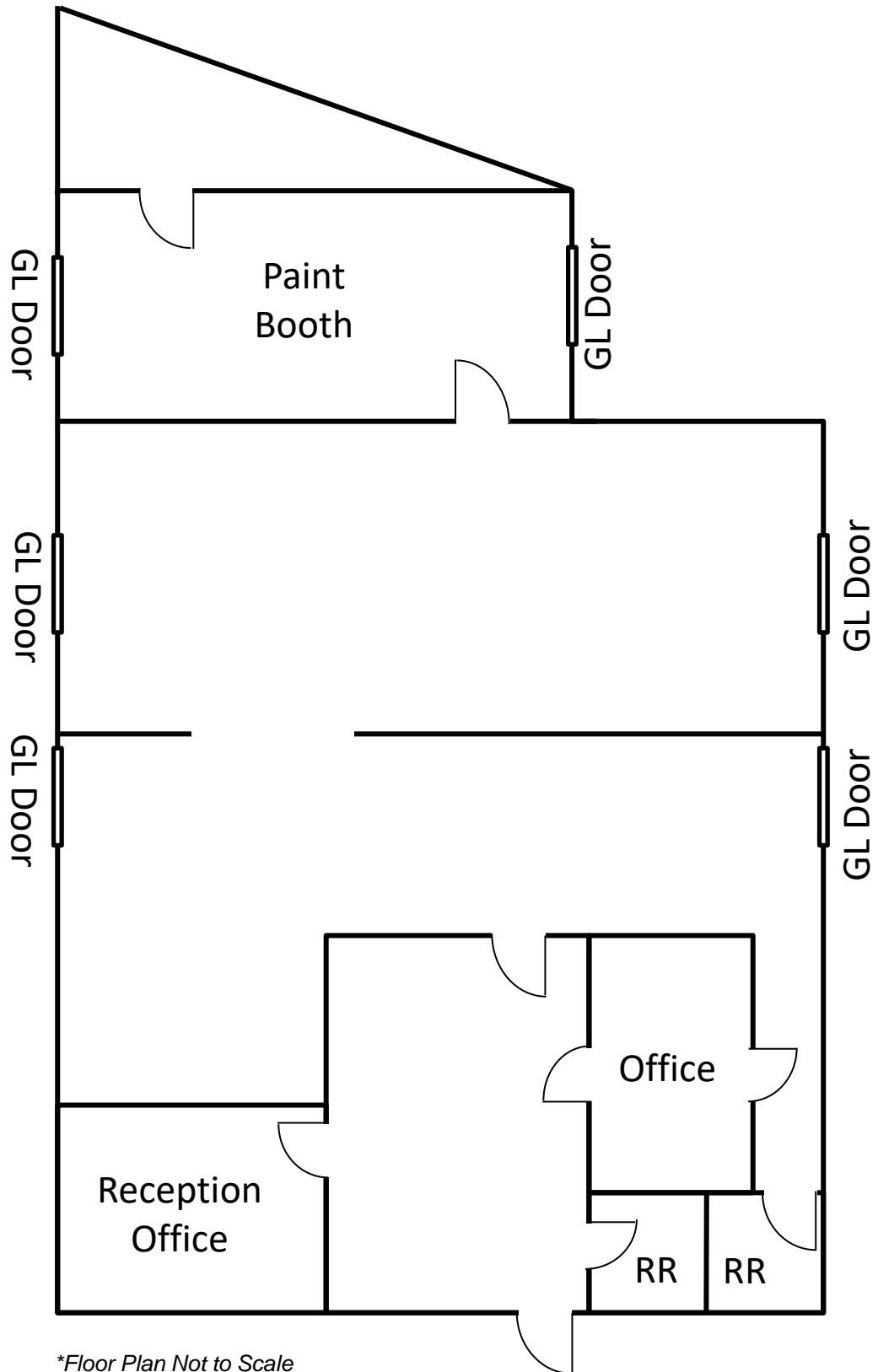
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# FLOOR PLAN

3526 W. Westminster Ave. | Santa Ana, CA 92703



*\*Floor Plan Not to Scale*