

# Las Palmas Business Park

Your Business. Your Building.



**1501-1609 E. McFadden Ave., Santa Ana, CA**  
[www.laspalmasbusinesspark.com](http://www.laspalmasbusinesspark.com)

## Why Las Palmas Business Park?

- The business park features distinctive architecture and landscaping which creates long term value for buyers.
- Carefully written CC&Rs will help insure first-class maintenance and operation of the business park.
- Santa Ana Enterprise & Empowerment Zone Locations offers a number of benefits to qualifying companies. For example, up to \$37,440 in tax credits per qualifying employee can be earned over a 5 year period. To learn more, please visit [www.santa-ana.org/business](http://www.santa-ana.org/business) or call (714) 647-6987 and ask for an EZ Representative.

## Why Rent When You Can Own?

- Enjoy tax advantages; both mortgage interest and depreciation are deductible.
- Lock in your real estate costs; no more rent increases.
- Build equity; stop throwing rent money out of the window.
- Watch your investment grow; Orange County industrial space has enjoyed solid appreciation.
- Ownership provides a security hedge for increasing bank lines of credit.

Location near the  and  freeway interchange

48 office/warehouse units for sale with lease/options also available

2,500 to 16,000 sq. ft.



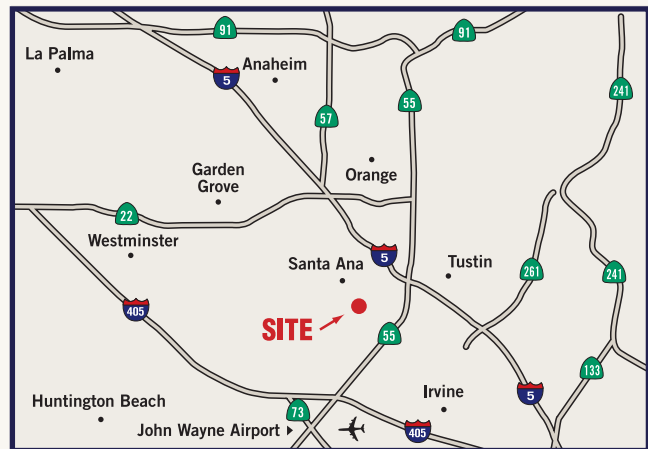
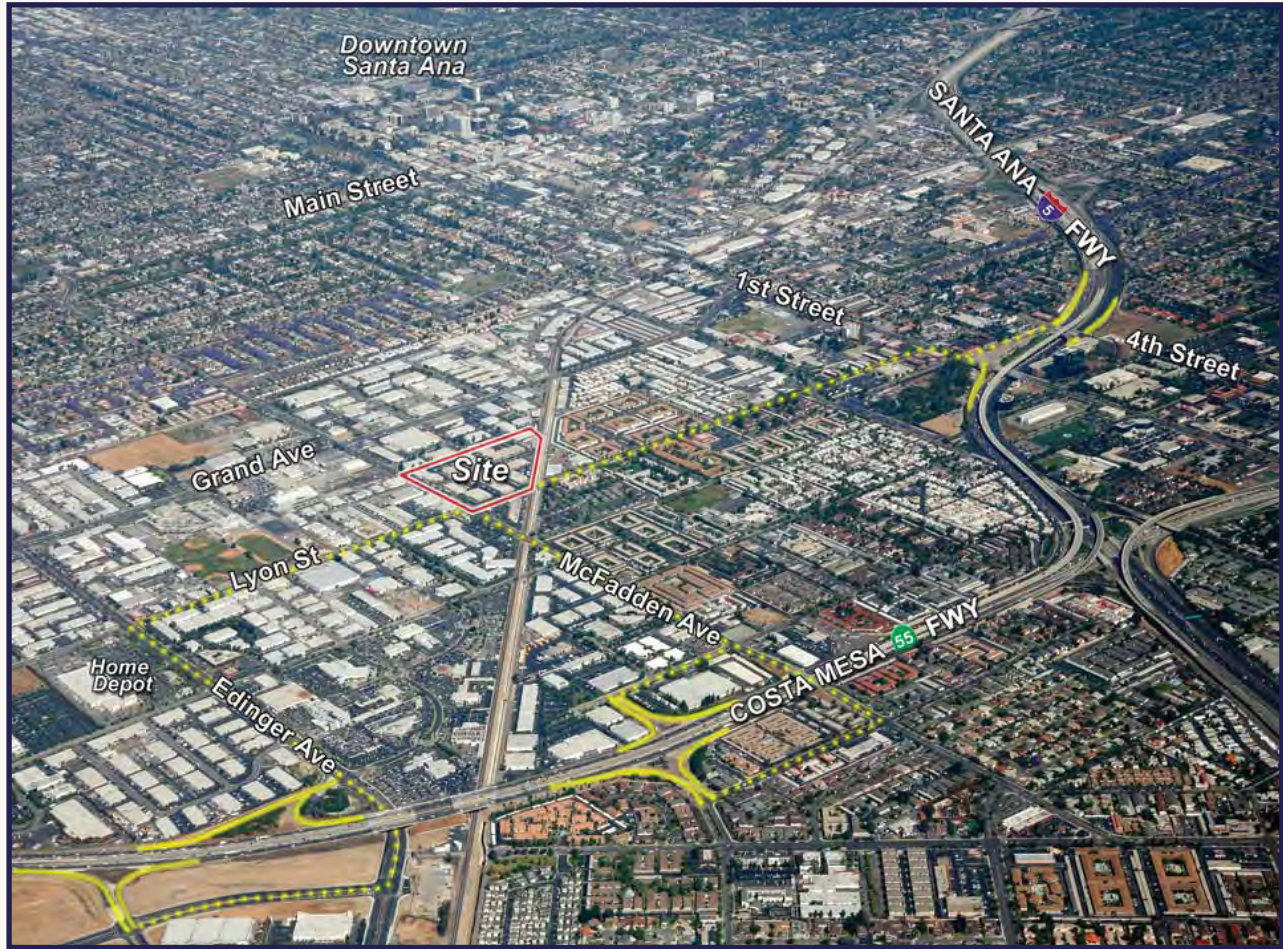
McFadden Avenue

● Loading Dock ▲ Grade Level Door

ADDRESS	S.F.	OFFICE AREA (S.F.)	BUILD OUT %	LOADING DOORS	CLEAR HEIGHT
<b>1501 &amp; 1503</b>					
1501	10,000	1,355	14%	2 Grade	16'
1503	10,000	2,168	22%	2 Grade	16'
<b>1505-1515</b>					
1505	5,400	808	15%	2 Grade	16' 6"
1507	5,400	646	12%	2 Grade	16' 6"
1509	5,400	1,580	29%	2 Grade	16' 6"
1511	5,400	436	8%	2 Grade	16' 6"
1513	10,000	1,580	16%	2 Grade	16' 6"
1515	10,000	876	9%	2 Grade	16' 6"
<b>1517</b>					
1517	7,500	1,800	24%	2 Grade	13' 9"
<b>1521</b>					
A	2,500	250	10%	1 Grade	14' 6"
B	2,500	248	10%	1 Grade	14' 6"
C	2,500	248	10%	1 Grade	14' 6"
D	2,500	750	30%	1 Grade	14' 6"
E	5,000	560	11%	1 Grade	14' 6"
F	5,000	1,165	23%	1 Grade	14' 6"
G	3,750	315	8%	1 Grade	14' 6"
H	3,750	523	14%	1 Grade	14' 6"
<b>1525</b>					
1525	9,000	1,536	17%	2 Grade	16' 3"
<b>1529</b>					
1529	15,640	3,079	20%	2 Grade / 4 Dock	18'
<b>1533</b>					
A	2,500	630	25%	1 Grade	14' 6"
B	2,500	750	30%	1 Grade	14' 6"
C/D	5,000	498	10%	1 Grade	14' 6"
E	2,500	275	11%	1 Grade	14' 6"
F	2,500	277	11%	1 Grade	14' 6"
<b>1537</b>					
A	3,750	490	13%	1 Grade	14' 6"
B	3,750	328	9%	1 Grade	14' 6"
C	5,000	560	11%	1 Grade	14' 6"
D	5,000	560	11%	1 Grade	14' 6"
E	2,500	249	10%	1 Grade	14' 6"
F	2,500	750	30%	1 Grade	14' 6"
G	2,500	347	14%	1 Grade	14' 6"
H	2,500	250	10%	1 Grade	14' 6"
<b>1601 &amp; 1605</b>					
1601	10,332	1,597	15%	2 Grade	18'
1605	10,567	199	2%	2 Grade	18'
<b>1607</b>					
A	3,500	523	15%	1 Grade	14' 6"
B	3,500	523	15%	1 Grade	14' 6"
C	2,500	401	16%	1 Grade	14' 6"
D	2,500	401	16%	1 Grade	14' 6"
E	2,500	401	16%	1 Grade	14' 6"
F	2,500	401	16%	1 Grade	14' 6"
G	5,000	619	12%	2 Grade	14' 6"
H	5,000	1,110	22%	2 Grade	14' 6"
<b>1609</b>					
A	2,500	750	30%	1 Grade	14'
B	2,500	405	16%	1 Grade	14'
C	5,000	1,492	30%	2 Grade	14'
D	2,500	408	16%	1 Grade	14'
E	2,500	552	22%	1 Grade	14'
F	4,650	1,395	30%	1 Grade	14'

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**Contact us to arrange a tour today!**

For Information Contact:

**714-836-6700**



**GILLETT  
COMMERCIAL**

REAL ESTATE SERVICES

[www.laspalmasbusinesspark.com](http://www.laspalmasbusinesspark.com)

On Site Office: 1609 E McFadden Avenue, Suite C

Office Hours: Monday - Friday 9:00 - 5:00

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