7091 BELGRAVE AVE., GARDEN GROVE, CA

± 30,000 SF MANUFACTURING/ WAREHOUSE BUILDING

FOR LEASE

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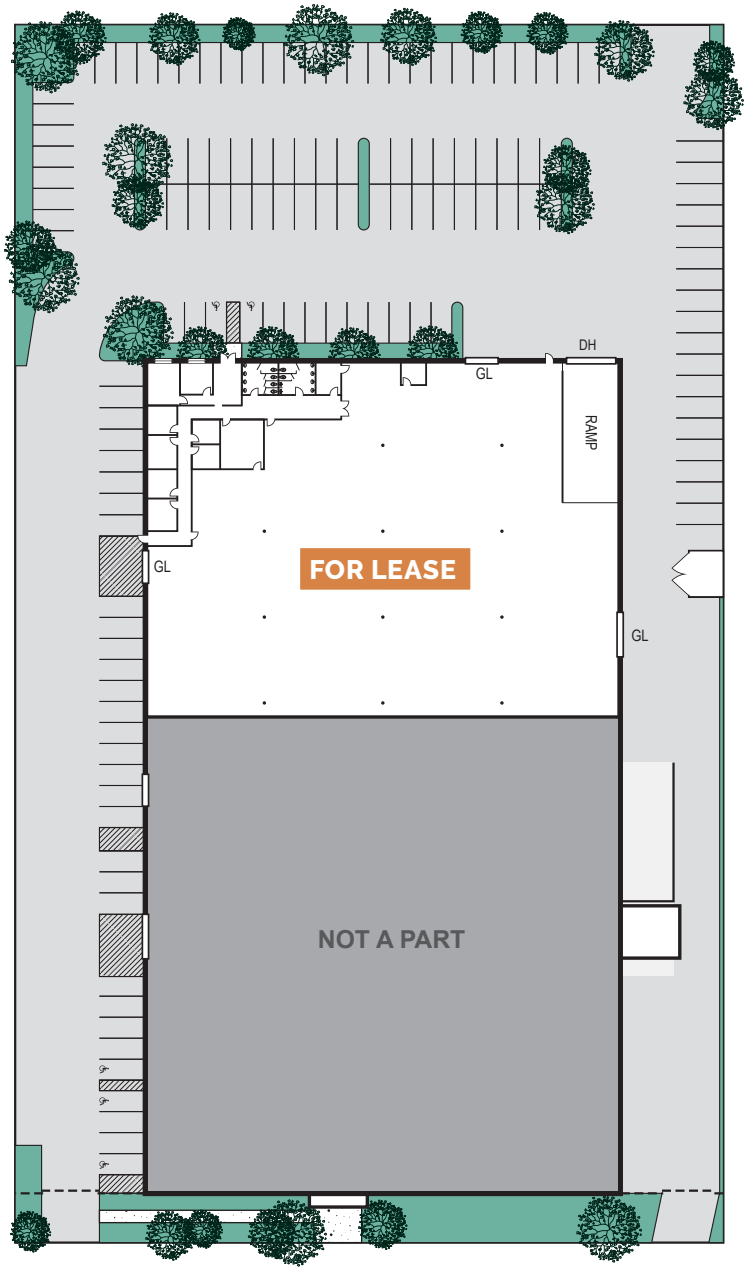
REAL ESTATE SERVICES

PROPERTY DESCRIPTION

BUILDING ADDRESS	7091 Belgrave Avenue, Garden Grove, CA
BUILDING SIZE	±30,000 SF
OFFICE SIZE	±3,717 SF HVAC Office Area
WAREHOUSE CEILING CLEARANCE	± 17' Minimum (Verify)
POWER	800 Amps, 277/480 Volt, 3 Phase Electrical Service (To Be Verified By Tenant)
PARKING	2.00/1,000 SF
LOADING DOORS	Two (2) Dock High Positions (Double Truck Well) Three (3) Ground Level Loading Doors
FIRE SPRINKLERS	Fully Fire Sprinklered
FENCED YARD	Yes
ZONING	PUD
PARCEL	131-344-06
LOCATION	Excellent Freeway Access to the 405 & 22 Freeways

SITE PLAN



Site plan not to scale.

BELGRAVE AVE

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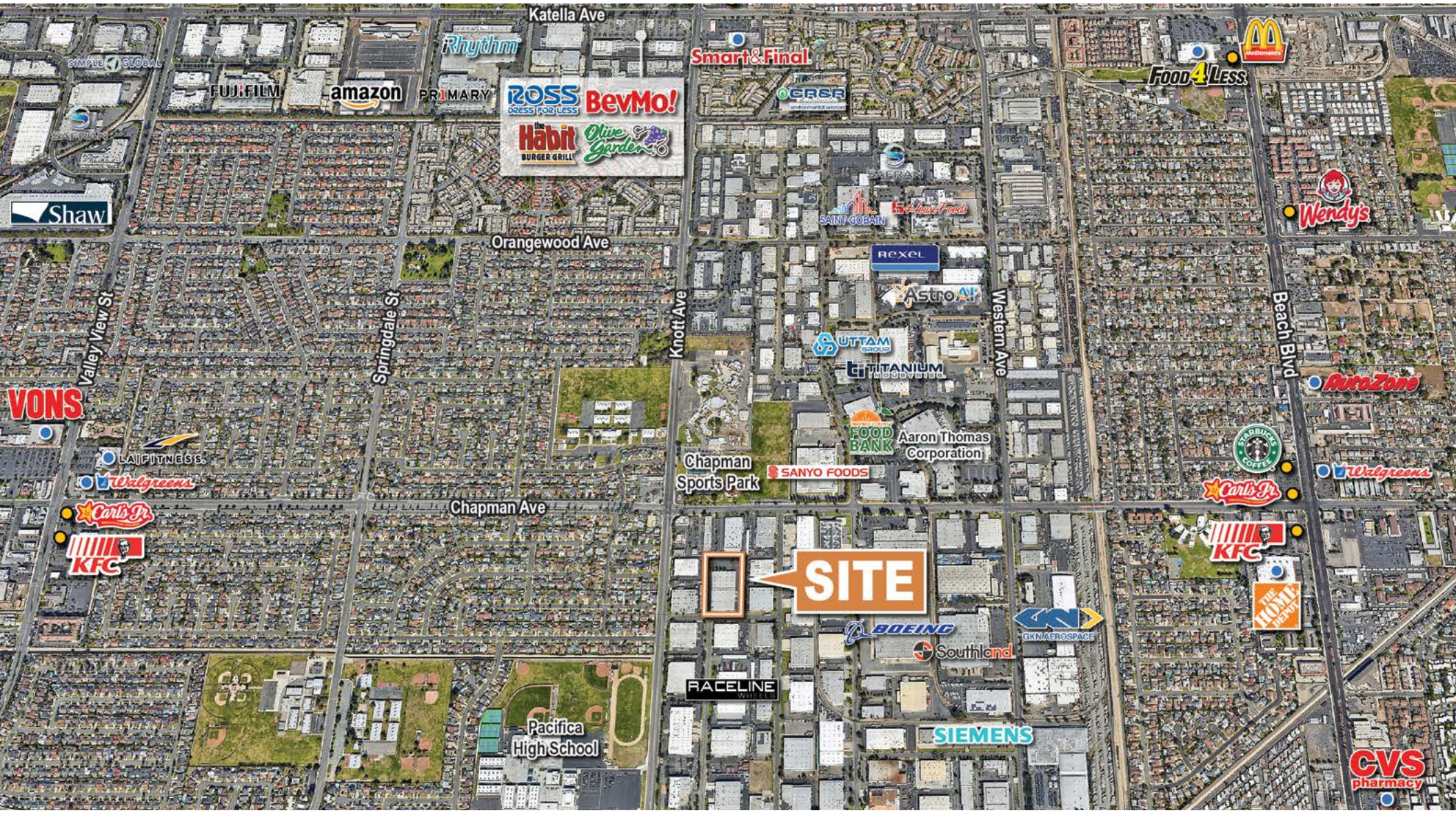

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