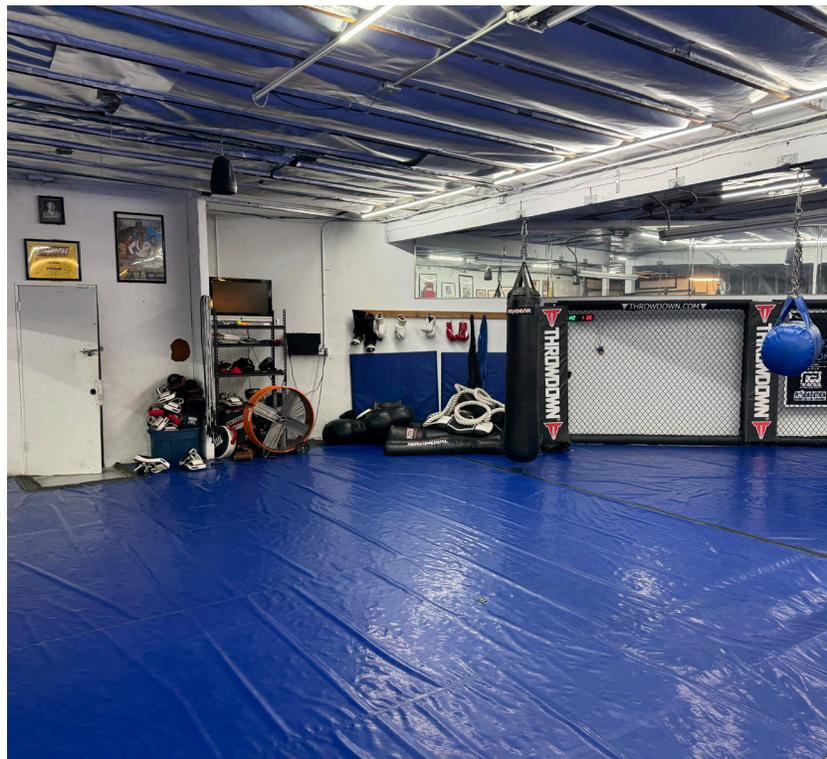
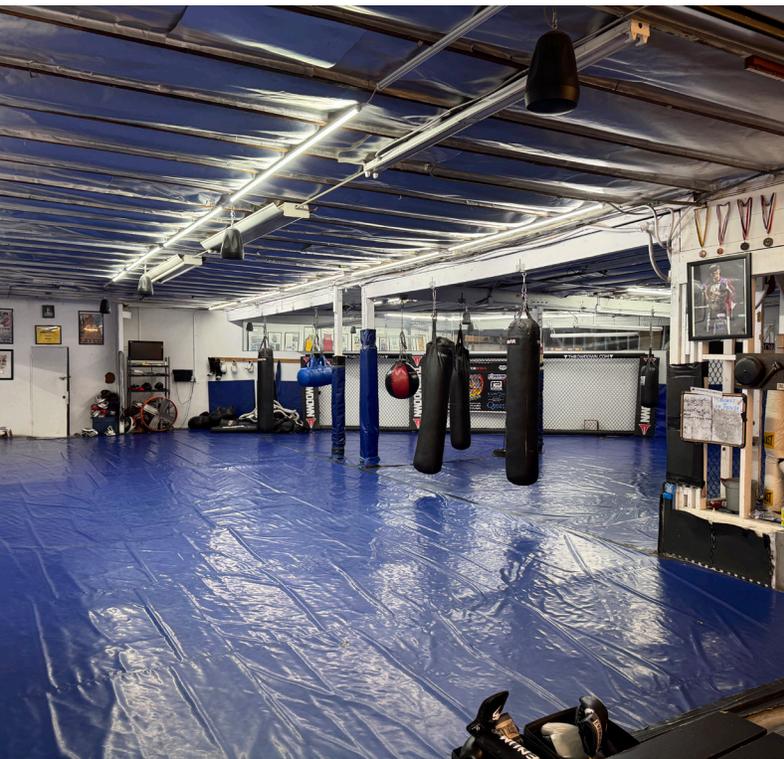


FOR LEASE

± 3,043 SF INDUSTRIAL FLEX UNIT

10662 Stanford Avenue, Unit #B, Garden Grove, CA



BUILDING FEATURES

- ±3,043 SF Commercial Unit
- 2 Private Restrooms, 1 Shower
- 1 Ground Level Loading Door
- 10' Warehouse Clearance
- ±10 Parking Spaces
- Previous MMA/BJJ gym
- Adaptive Re-Use Zoning (verify)
- No CAM Fees
- Tenant pays water, trash, electricity, and gas.
- \$1.35 Gross/SF



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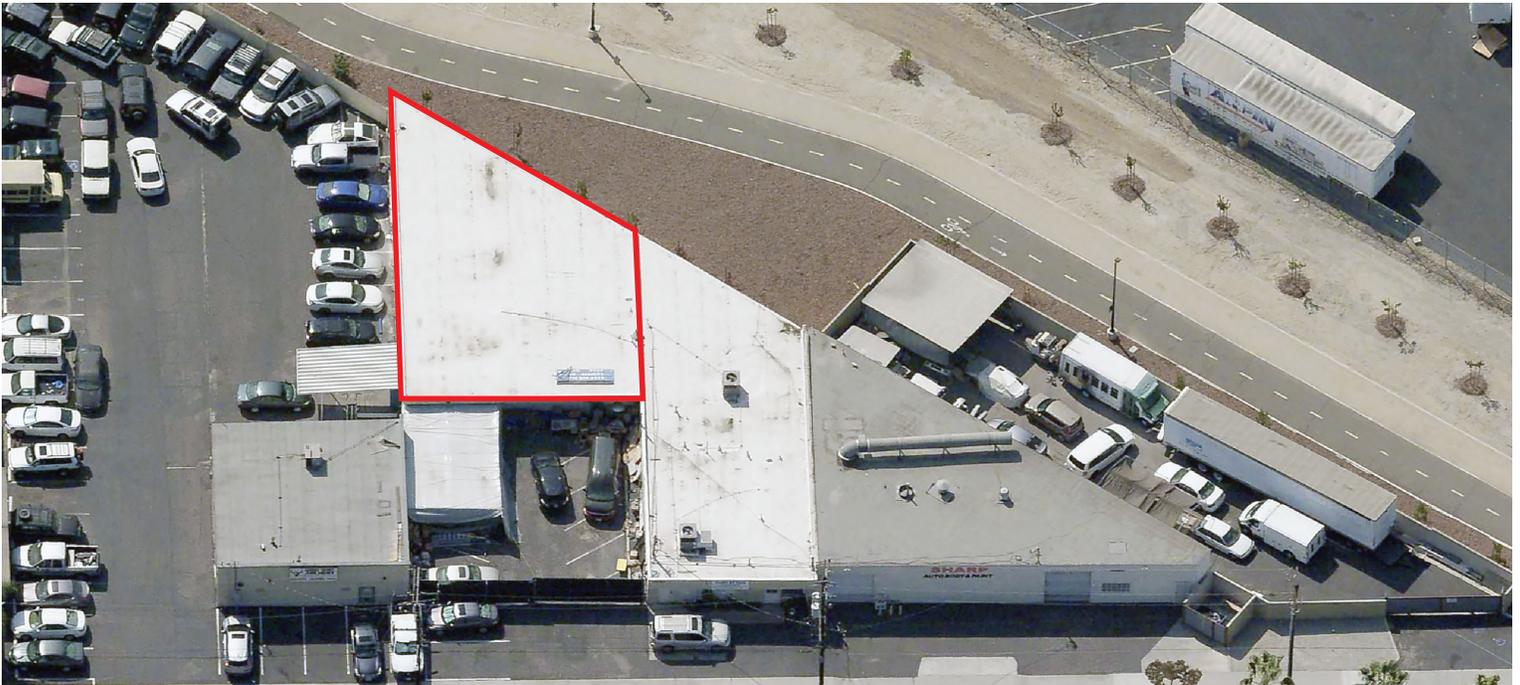
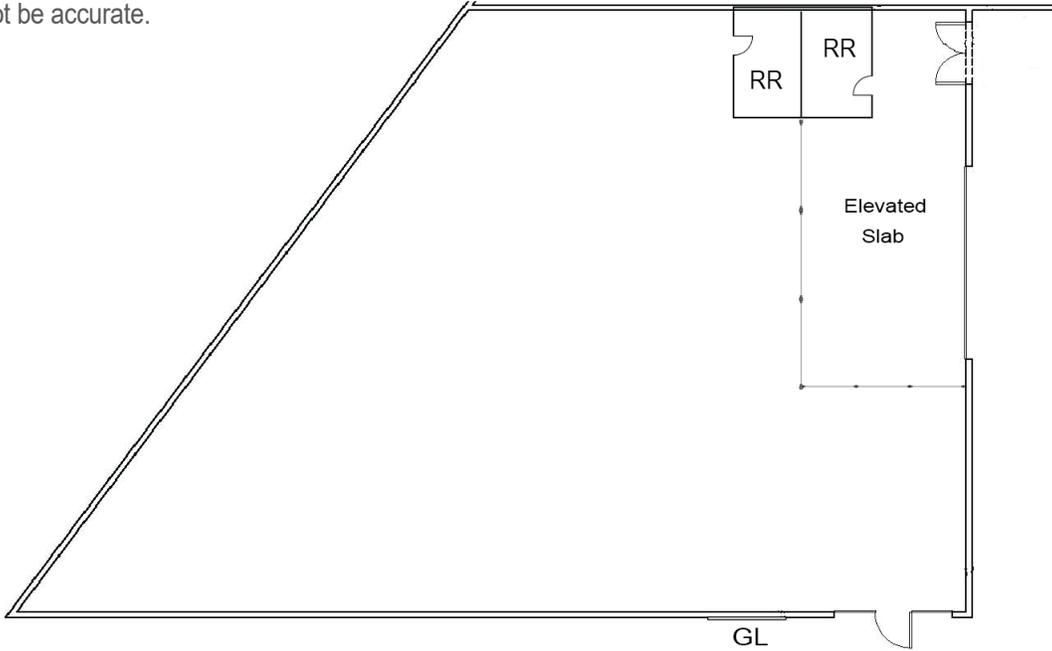
FOR LEASE

± 3,043 SF COMMERCIAL INDUSTRIAL UNIT

10662 Stanford Avenue, Unit #B Garden Grove, CA

SITE PLAN

*Not to scale; may not be accurate.



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Voit
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