

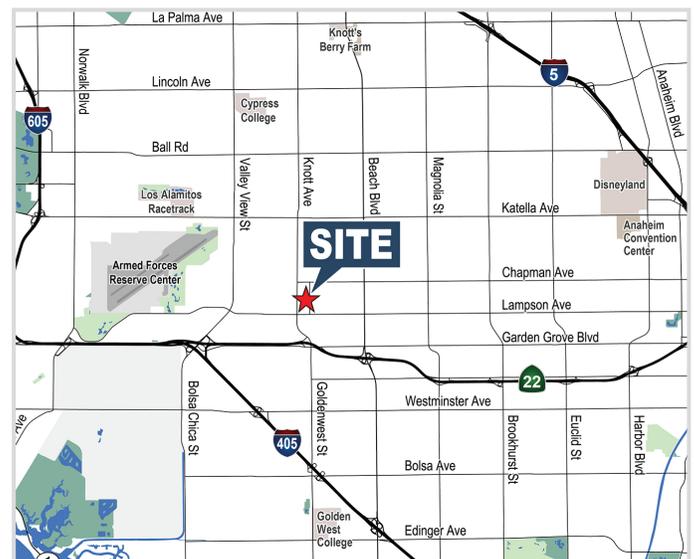
# FOR LEASE | ±15,267 SF INDUSTRIAL UNIT RARE FENCED YARD

12311 Industry Street, Garden Grove, CA



## PROPERTY FEATURES

- Desirable Location
- Part of a Larger 25,533 SF Building
- Rare Fenced Yard
- ± 2,920 SF Office Space
- ± 1,600 SF DC/HVAC Assembly Area
- Two (2) GL Doors / One (1) DH (Truckwell)
- ± 18' Warehouse Clearance Under Beam (Verify)
- 1.6:1,000 SF Parking Ratio
- 400 Amps, 120/208 Volt Power (Verify)
- Excellent Access to 22 and 405 Freeway



**MIKE BOUMA, SIOR**  
Senior Vice President  
714.935.2340  
mbouma@voitco.com  
Lic. #01070753

**ERIC SMITH, SIOR**  
Senior Vice President  
714.935.2310  
esmith@voitco.com  
Lic. #01940591

**Voit**  
REAL ESTATE SERVICES

2400 E. Katella Ave., Suite 750, Anaheim, CA 92806 • 714.978.7880 • 714.978.9431 Fax • Lic #01991785

Licensed as Real Estate Salespersons by the CA Dept of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

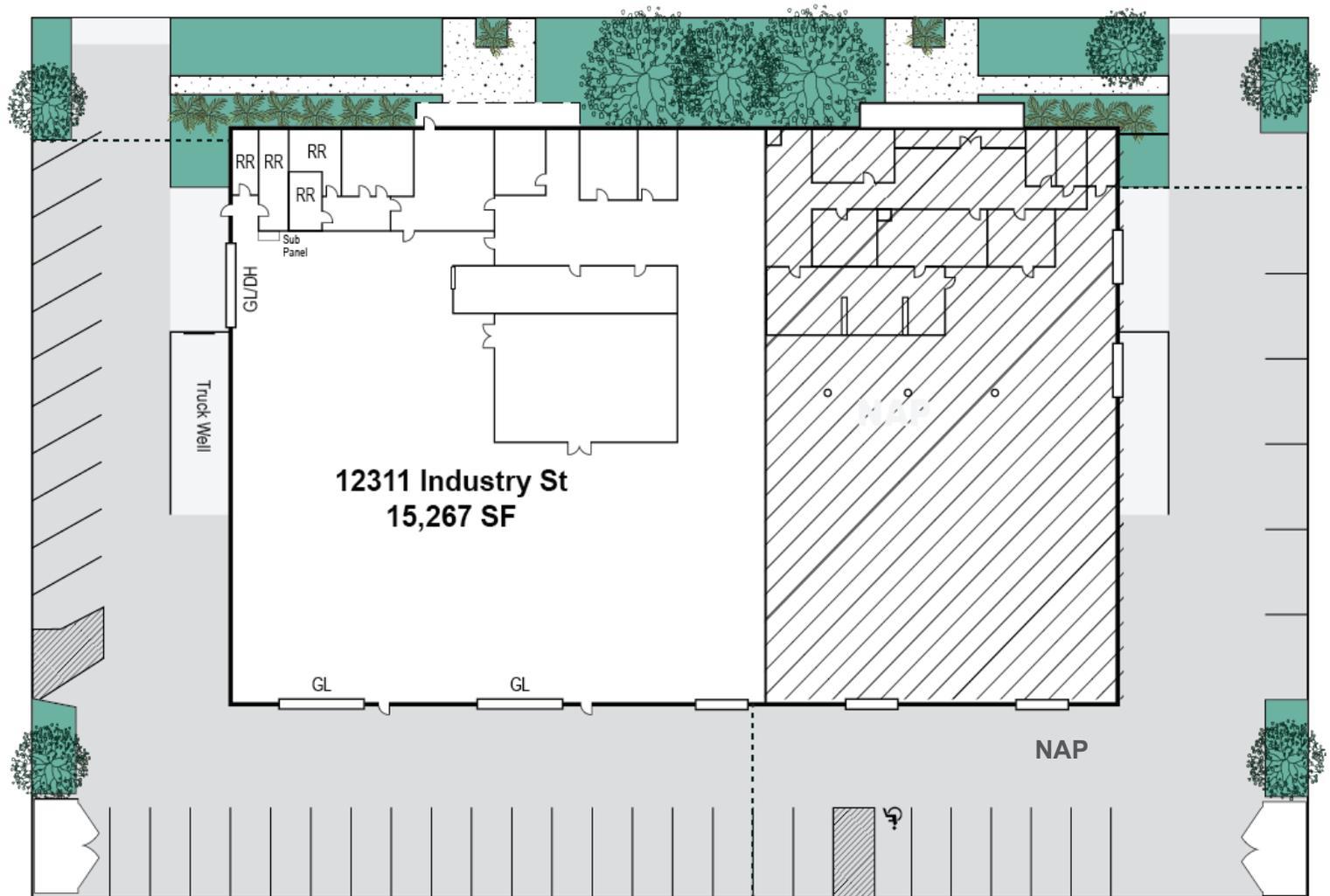
www.VoitCo.com

# FOR LEASE | ±15,267 SF INDUSTRIAL UNIT RARE FENCED YARD

12311 Industry Street, Garden Grove, CA

## SITE PLAN

INDUSTRY ST



\*Plan not to scale

**MIKE BOUMA, SIOR**  
Senior Vice President  
714.935.2340  
mbouma@voitco.com  
Lic. #01070753

**ERIC SMITH, SIOR**  
Senior Vice President  
714.935.2310  
esmith@voitco.com  
Lic. #01940591

**Voit**  
REAL ESTATE SERVICES