

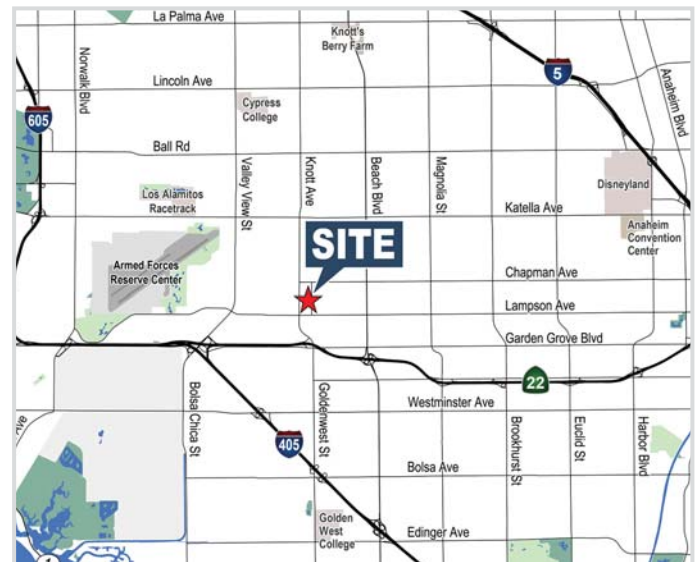
# FOR LEASE | ± 15,267 SF INDUSTRIAL UNIT

12311 Industry Street, Garden Grove, CA



## PROPERTY FEATURES

- Desirable Location
- Part of a Larger 25,000 SF Building
- 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
- Excellent Access to 22 and 405 Freeway



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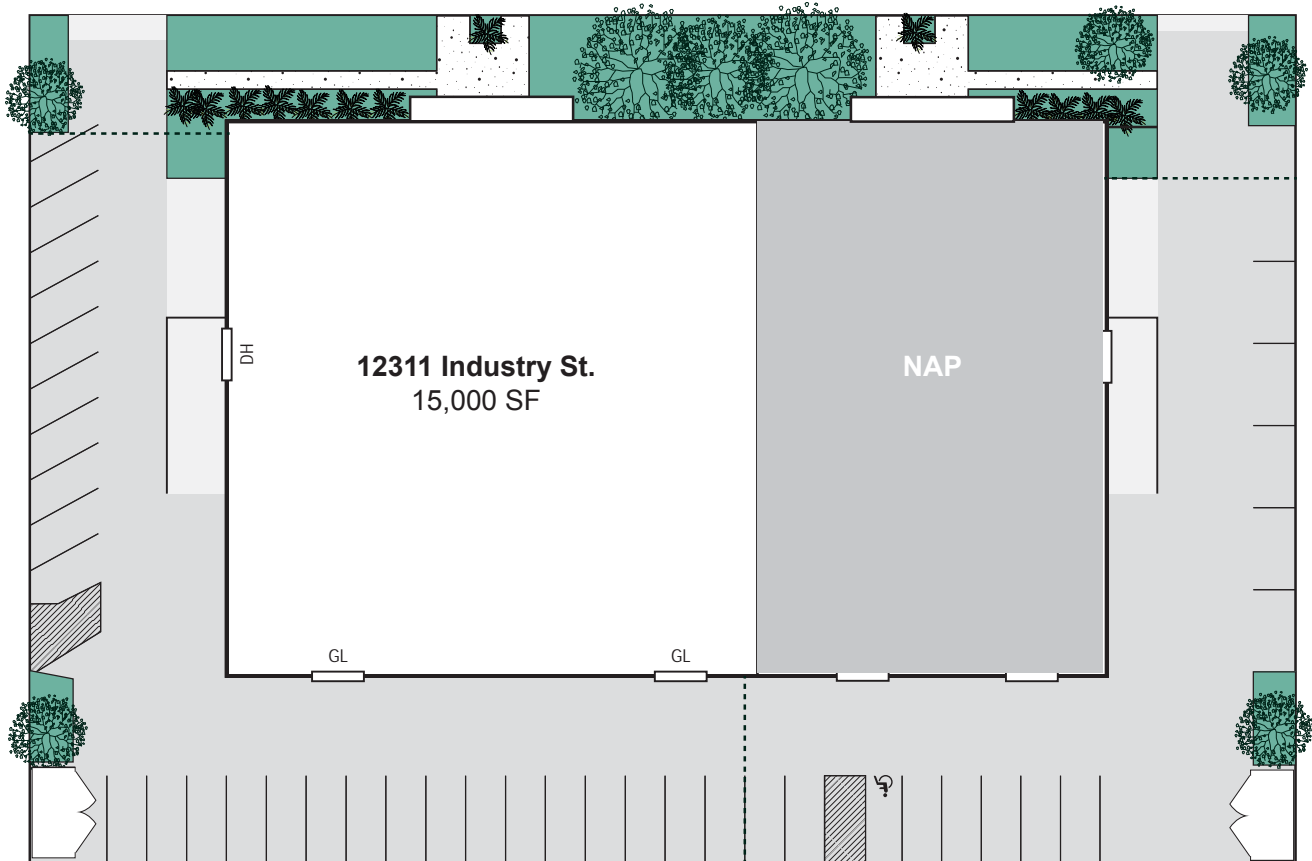
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REAL ESTATE SERVICES

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## SITE PLAN

INDUSTRY ST



\*Plan not to scale

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