

FOR SALE OR LEASE | ± 5,875 TO 11,750 SF

Two Adjacent Small Buildings w/ Fenced Yards

Can Be Purchased Together or Separate



11601 & 11615 ANABEL AVE., GARDEN GROVE, CA

MAJOR RENOVATIONS COMPLETED!

- New Roofs
- New Asphalt (Front & Rear)
- New 8' Fencing Around Property
- Renovated Office Areas
- New Restrooms
- New Windows
- New Exterior Paint
- New Truck Doors
- **M-1 Zoning: Auto Uses Allowed**
(Buyer/Tenant to Verify)

11601 ANABEL FEATURES

- ±5,875 SF Building
- ±13,472 SF Land Parcel
- Fenced Yard
- 3 Ground Level Doors
- ±13'-23' Warehouse Clearance (Bowed Truss Roof)
- ± 2:1 Parking Ratio
- Drive-Thru Building
- Great Access to 22 Freeway

11615 ANABEL FEATURES

- ±5,875 SF Building
- ±13,472 SF Land Parcel
- **Permitted Paint Booth**
- Fenced Yard
- 3 Ground Level Doors
- ±13'-23' Warehouse Clearance (Bowed Truss Roof)
- ± 2:1 Parking Ratio
- Drive-Thru Building
- Great Access to 22 Freeway

Voit
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Owned & Managed By:

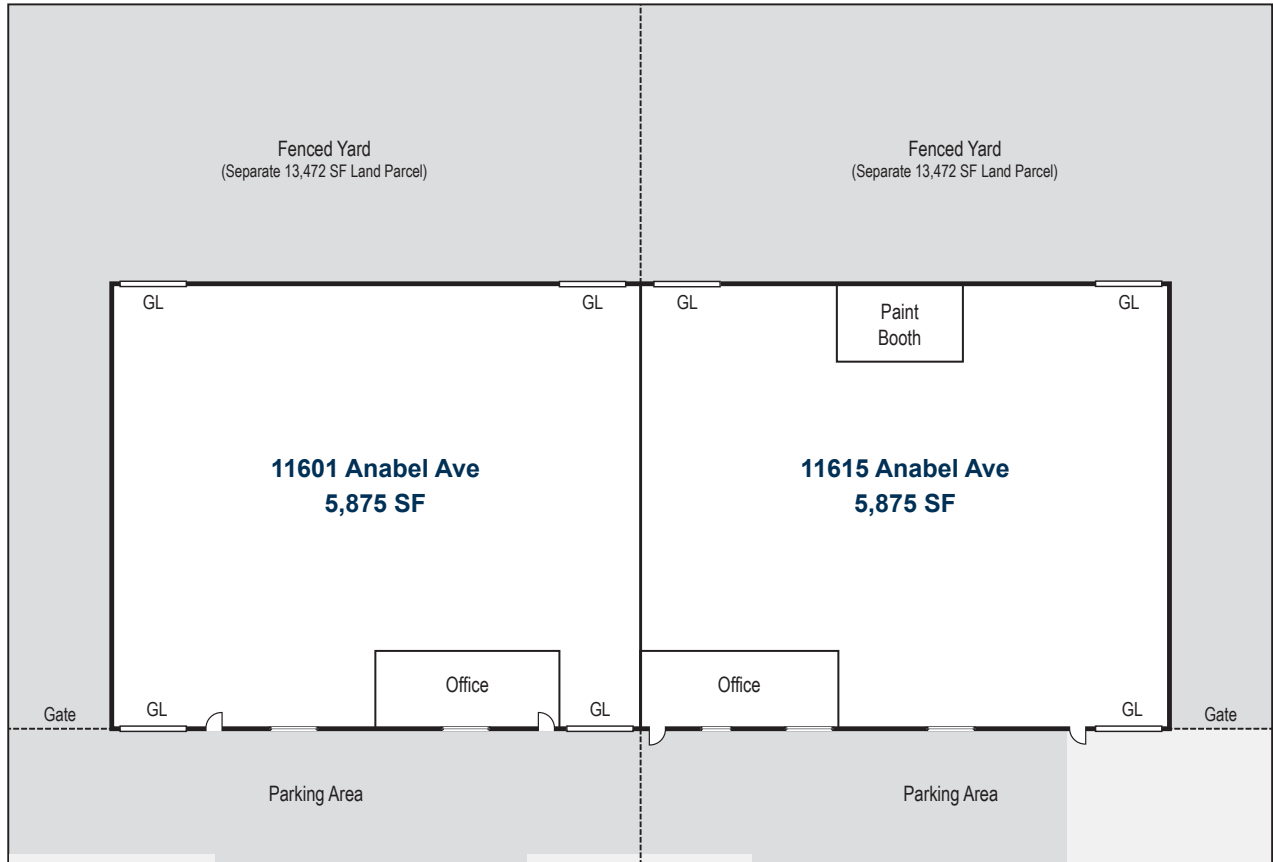
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SITE PLAN



Plan not to scale & subject to change

ANABEL AVE

SITE MAP



LARGE FENCED YARD



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