

FOR SALE OR LEASE | ± 5,875 SF

Industrial Building w/ Fenced Yard

11601 Anabel Ave., Garden Grove, CA



PROPERTY FEATURES

- ±5,875 SF Building
- Expandable to ±11,750 SF
- ±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

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)

Voit
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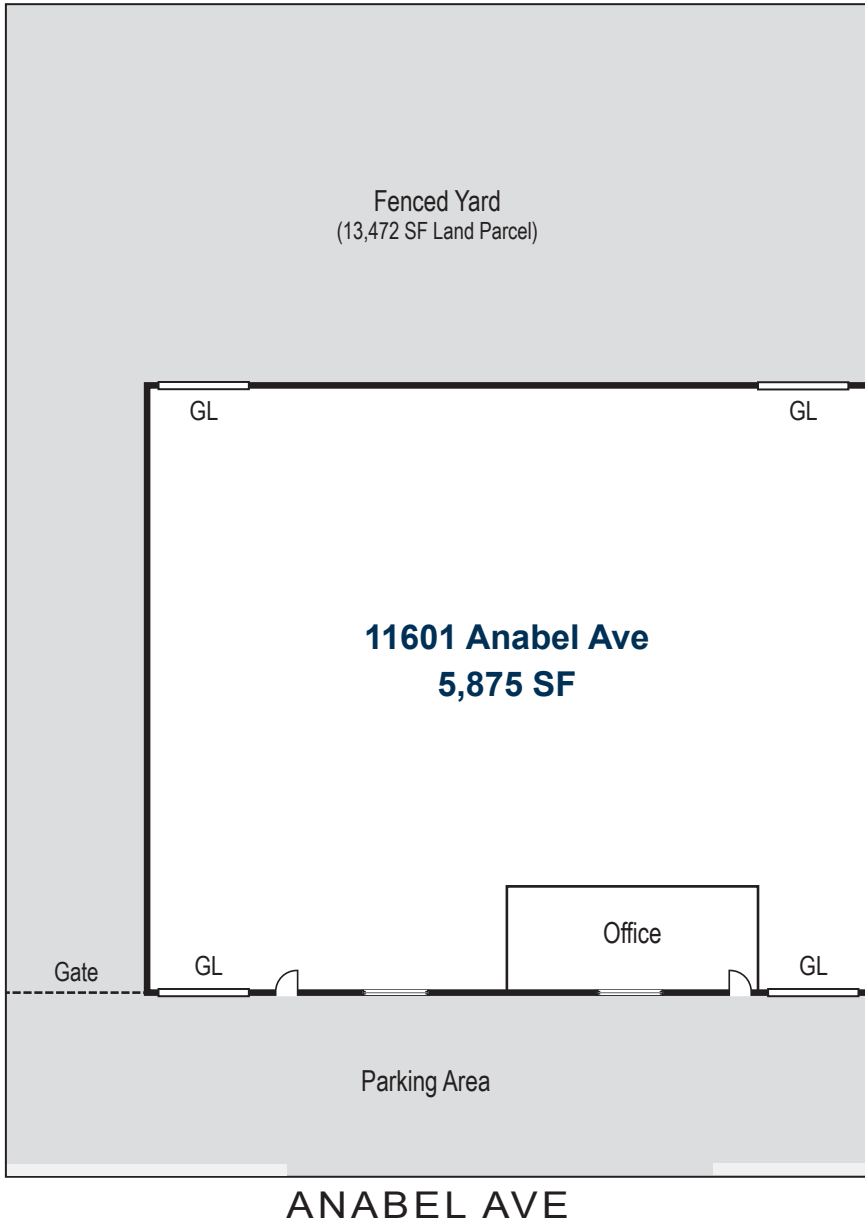
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Plan not to scale & subject to change

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www.boumacaputo.com

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