

FOR SALE OR LEASE | ± 5,875 SF

Industrial Building w/ Fenced Yard

11615 Anabel Ave., Garden Grove, CA



Property Touring Guidelines >

PROPERTY FEATURES

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

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
REAL ESTATE SERVICES

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

ERIC SMITH
Vice President
714.935.2310
esmith@voitco.com
Lic. #01940591

PAUL CAPUTO, MBA
Senior Vice President
714.935.2332
pcaputo@voitco.com
Lic. #01196935

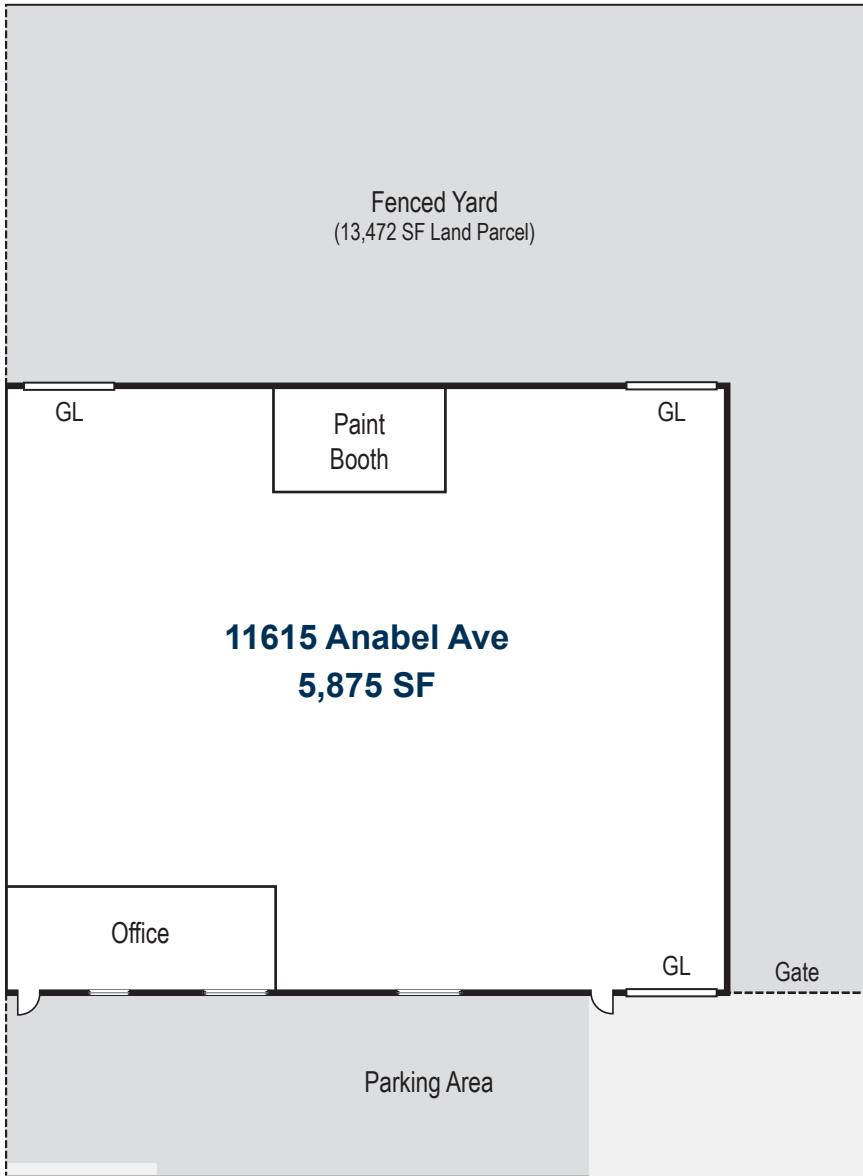
Owned & Managed By:

cohengroup
COMMERCIAL REAL ESTATE

FOR SALE OR LEASE | ± 5,875 SF

Industrial Building w/ Fenced Yard

11615 Anabel Ave., Garden Grove, CA



Plan not to scale & subject to change



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

ERIC SMITH
Vice President
714.935.2310
esmith@voitco.com
Lic. #01940591

PAUL CAPUTO, MBA
Senior Vice President
714.935.2332
pcaputo@voitco.com
Lic. #01196935

Owned & Managed By:



FOR SALE OR LEASE | ± 5,875 SF

Industrial Building w/ Fenced Yard

11615 Anabel Ave., Garden Grove, CA



Voit
REAL ESTATE SERVICES

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

ERIC SMITH
Vice President
714.935.2310
esmith@voitco.com
Lic. #01940591

PAUL CAPUTO, MBA
Senior Vice President
714.935.2332
pcaputo@voitco.com
Lic. #01196935

Owned & Managed By:

cohengroup
COMMERCIAL REAL ESTATE

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 DRE. 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. ©2020 Voit Real Estate Services, Inc. All Rights Reserved.

www.boumacaputo.com