

# FOR SALE | ± 28,000 SF

Manufacturing / Warehouse Facility  
10451 Park Ave. & 12846 Nutwood St.  
Garden Grove, CA

# Voit

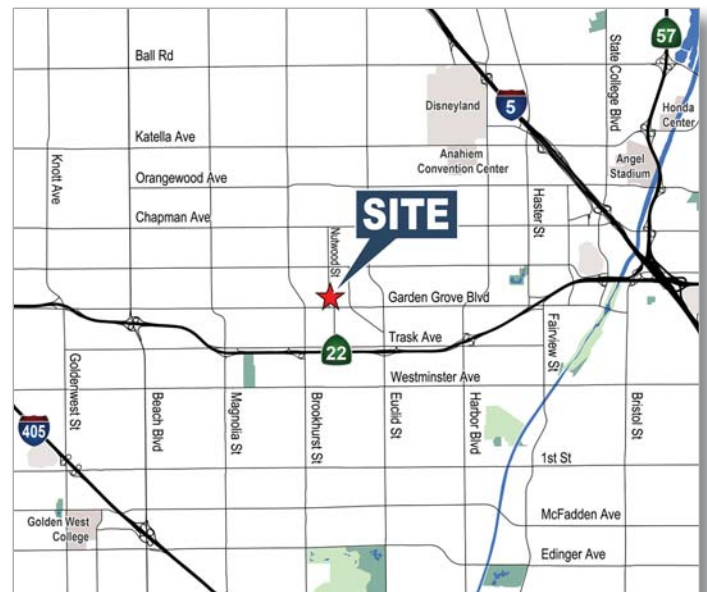
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**SELLER FINANCING AVAILABLE**

## Property Features:

- Freestanding Building/Corner Location
- Rare Two-Story Warehouse Area With Freight Conveyor
- ± 2,350 SF of Office Space
- 100% HVAC Warehouse Possible
- Shop Offices and Restrooms
- Two (2) Ground Level Doors
- 800 Amps Electrical Service (Please Verify)
- Fire Sprinklered
- Excellent Freeway Access
- Includes 12846 Nutwood Street Land Parcel For Additional Parking
- Great Building For Assembly, R&D, Manufacturing or Light Distribution
- One of the Lowest Priced PSF Buildings in Orange County



## BOUMA • CAPUTO

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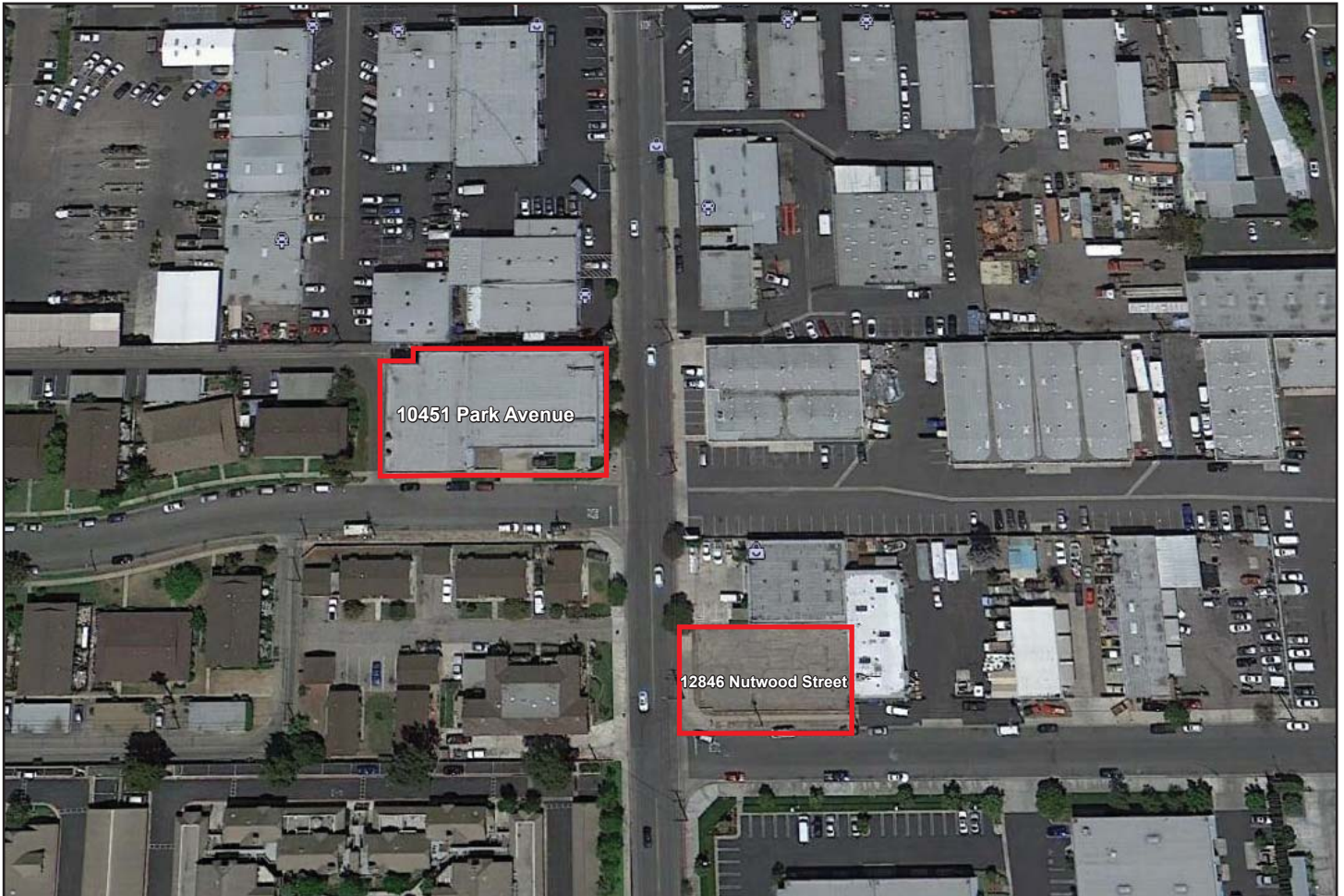
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## Aerial



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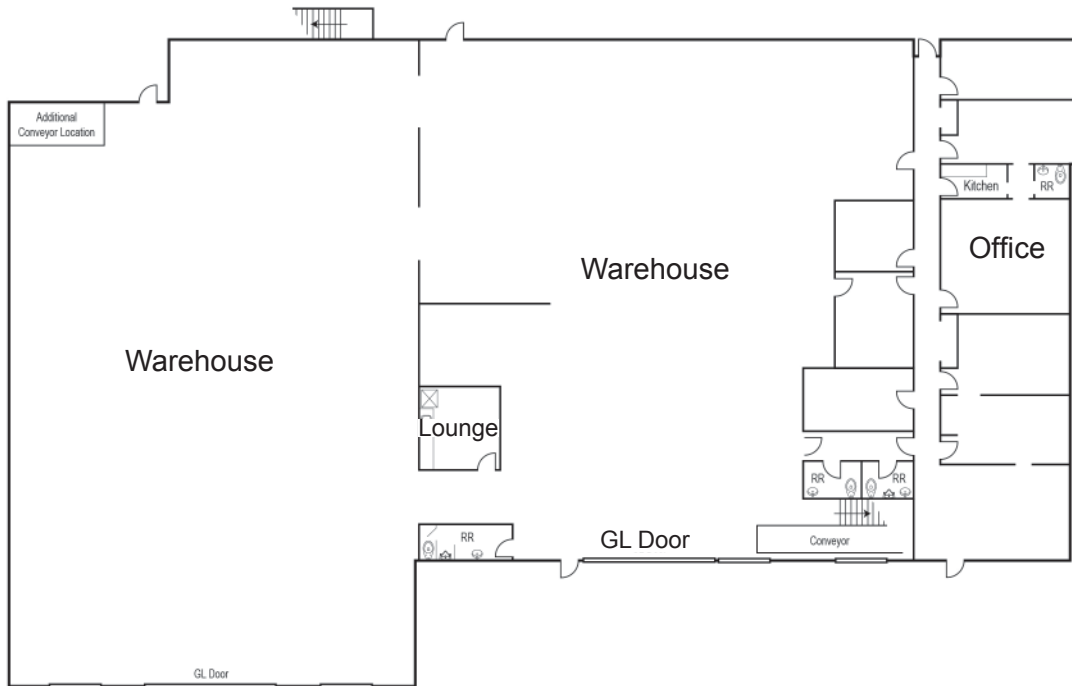
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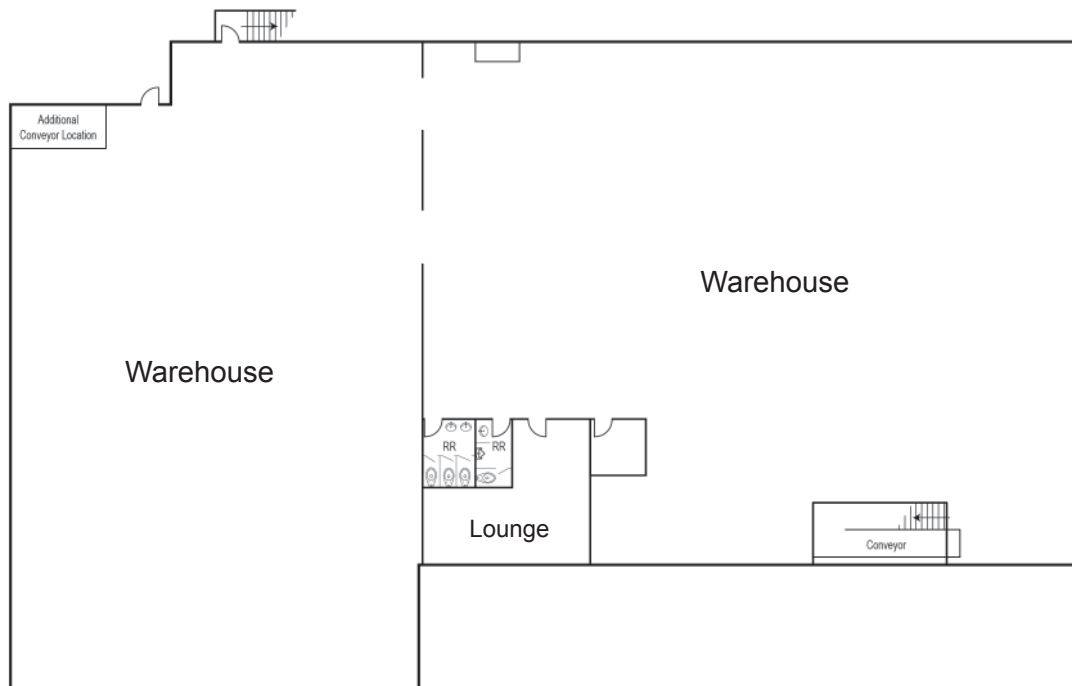
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## Site Plan

### 1st Floor



### 2nd Floor



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