

±33,525 SF INDUSTRIAL FACILITY  
**7221 ORANGEWOOD AVENUE**  
GARDEN GROVE, CA 92841

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

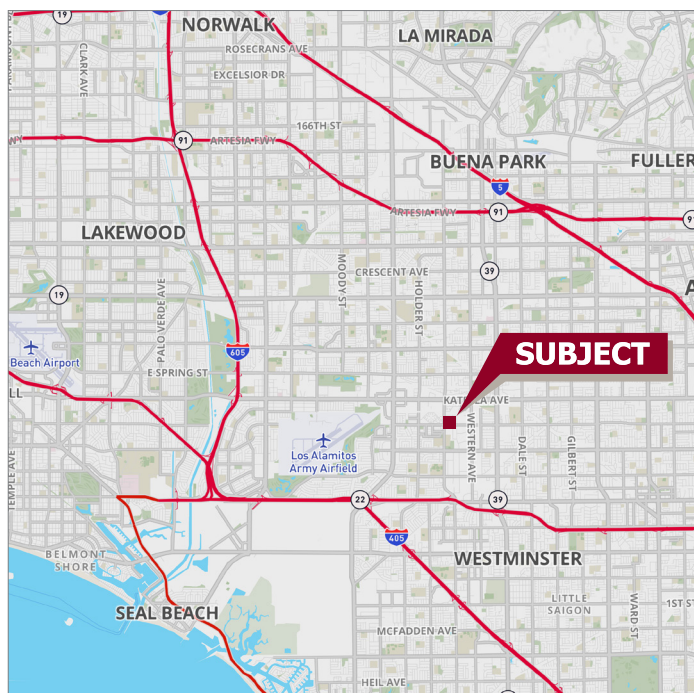


## FEATURES

- ±4,000 - 7,700 SF Office Area
- 100% A/C Warehouse Capability
- Fire Sprinklered
- Truckwell Loading
- 3 Grade Level Doors
- Fenced Yard
- 600 Amp Power (277/480 volt)
- Large Lunch Room / Shop Restrooms

Scott Smith  
Principal/Senior Vice President  
ssmith@lee-associates.com  
D 714.478.7405

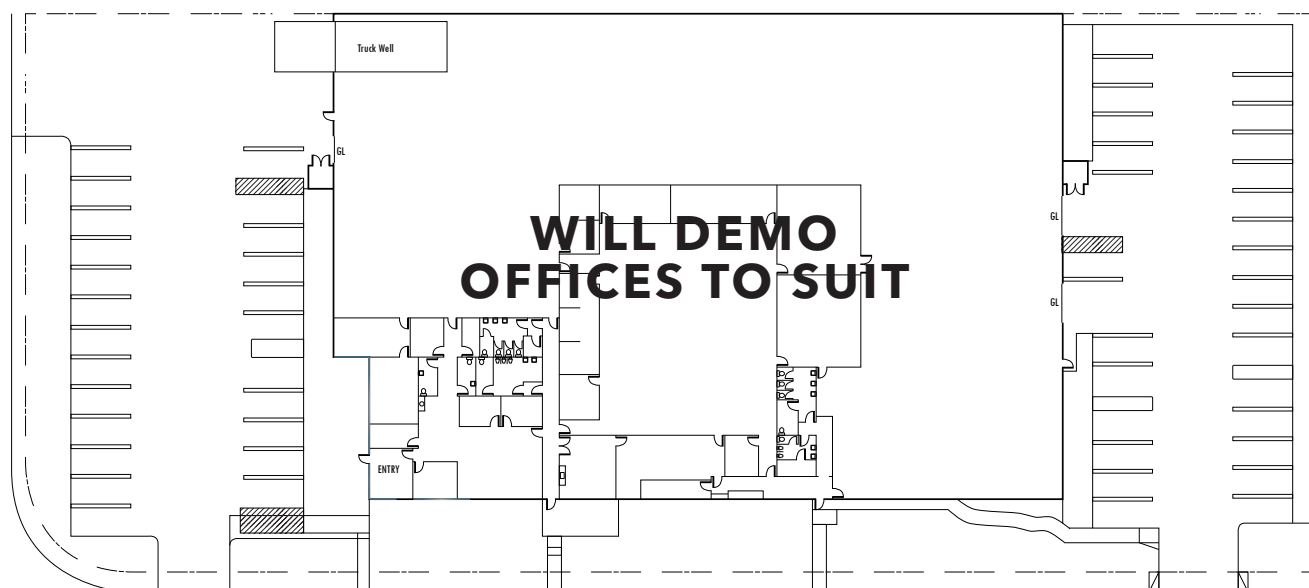
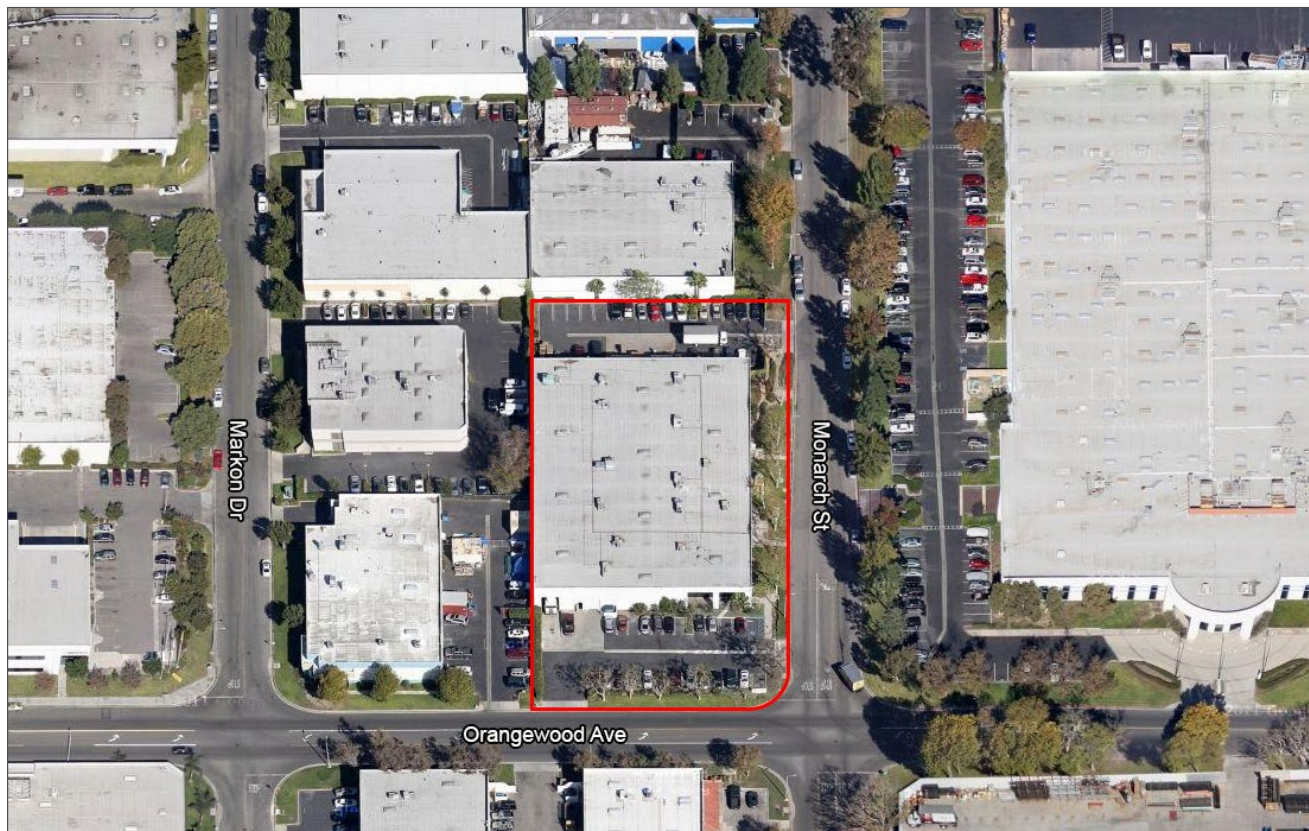
Jack Haley  
Senior Vice Principal  
jhaley@lee-associates.com  
D 714.564.7172



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



±33,525 SF INDUSTRIAL FACILITY  
**7221 ORANGEWOOD AVENUE**  
GARDEN GROVE, CA 92841



Scott Smith  
Principal/Senior Vice President  
ssmith@lee-associates.com  
D 714.478.7405

Jack Haley  
Principal  
jhaley@lee-associates.com  
D 714.564.7172

Greg Diab  
Principal  
gdiab@lee-associates.com  
D 714.564.7171

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.