

FOR LEASE

22,135 SQUARE FEET INDUSTRIAL BUILDING

MONARCH ST

"NOT A PART"

ANACONDA AVE

7311 ANACONDA AVENUE

GARDEN GROVE, CA 92841

Property Highlights:

- 1,480 SF of Office (Verity)
- One (1) Truckwell (Exterior)
- Two (2) 14'x14' Ground Level Truck Doors
- 18' to 20' Clear Height
- Large Fenced Yard
- 400 Amps, 277/480 Volt (Verify)
- Sprinklered; .33/3,000 SF
- 1.4:1 Parking (Plus Street Parking)
- Corner Location
- Low CAMS
- Built 1975
- APN: 131-661-27
- **CALL TO SHOW**

For more information, please contact:



DAVID KNOWLTON, SIOR, CCIM, MBA

Executive Vice President

Cal DRE Lic #00893394



949.468.2307 Direct

949.887.7872 Mobile



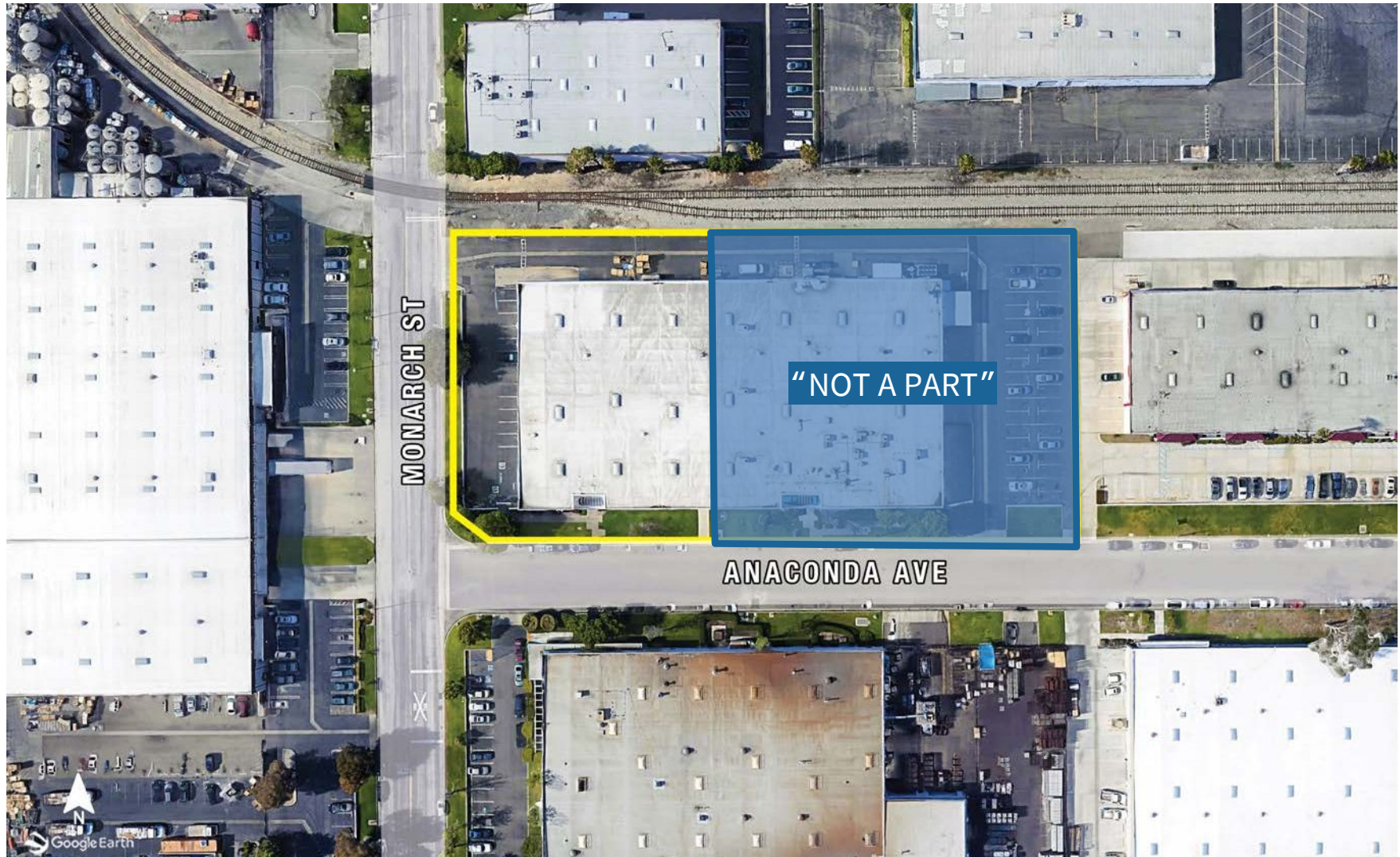
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www.naicapital.com

AERIAL

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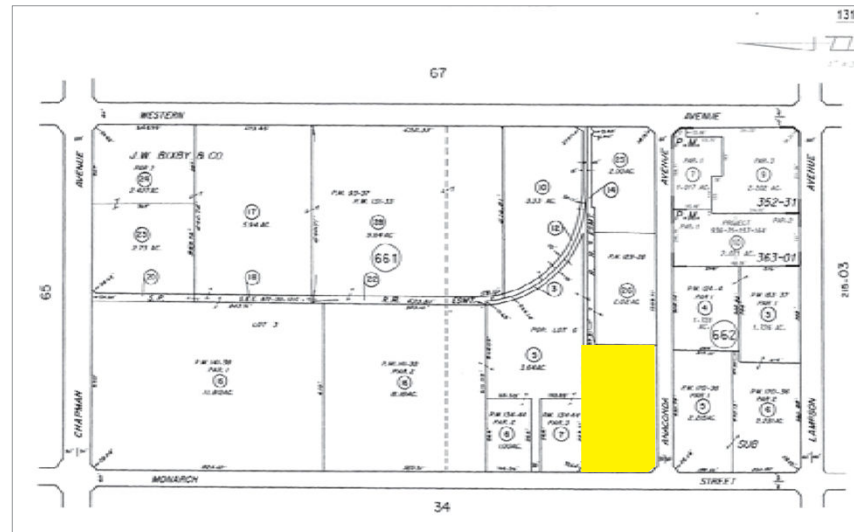
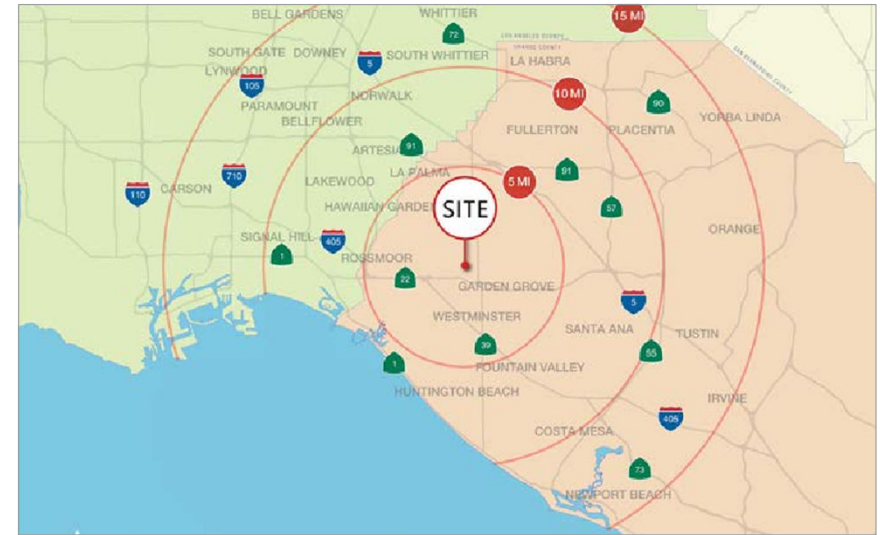
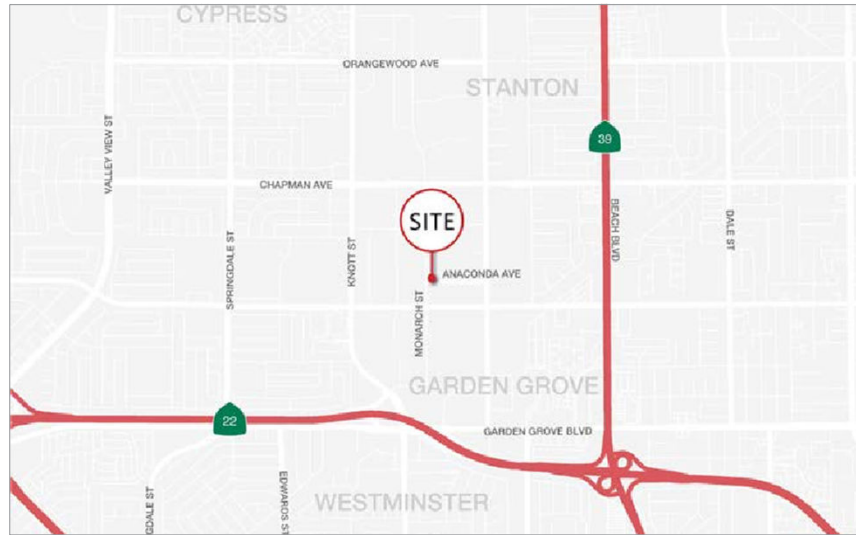
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LOCATION & PARCEL MAPS

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BUILDING PHOTOS

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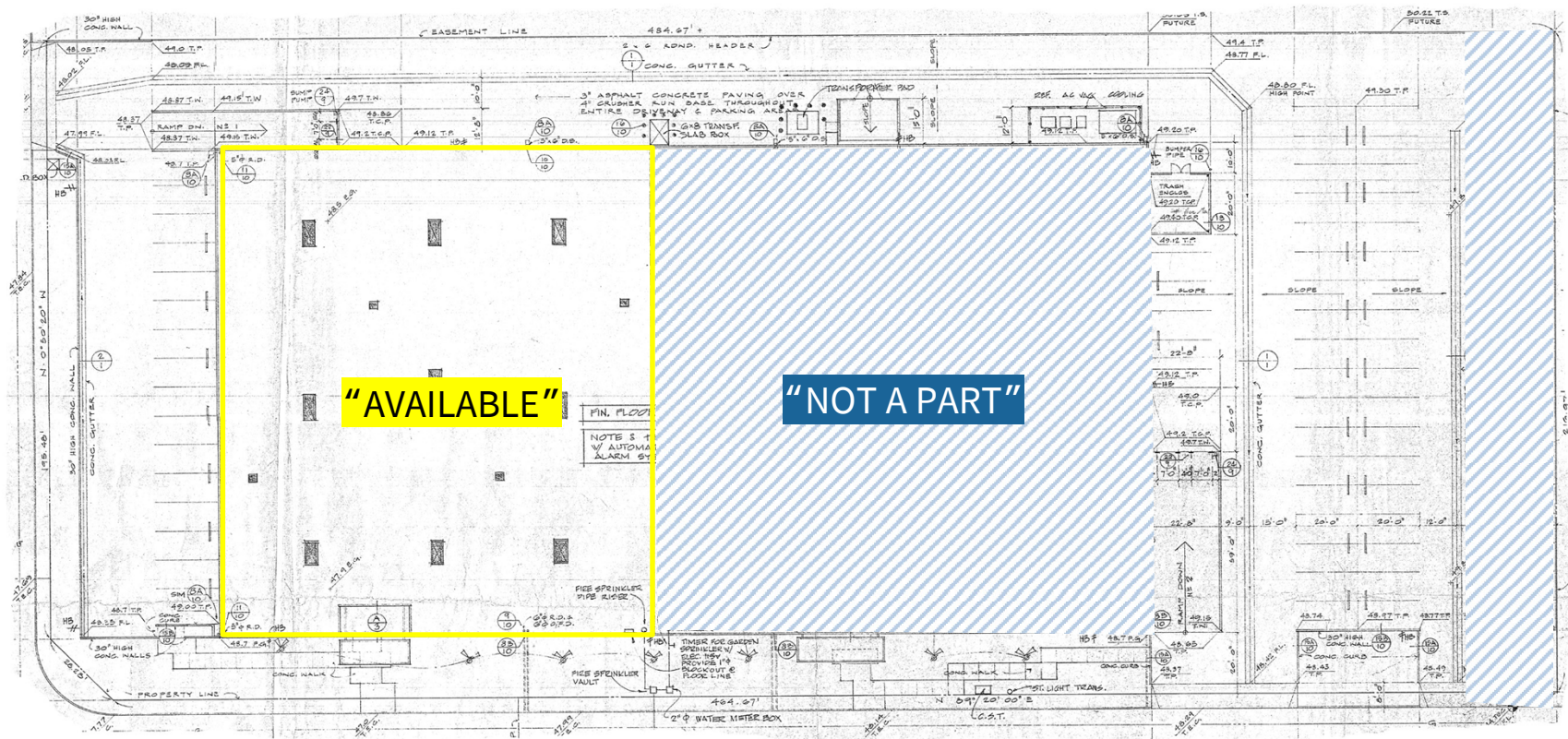
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

SITE PLAN

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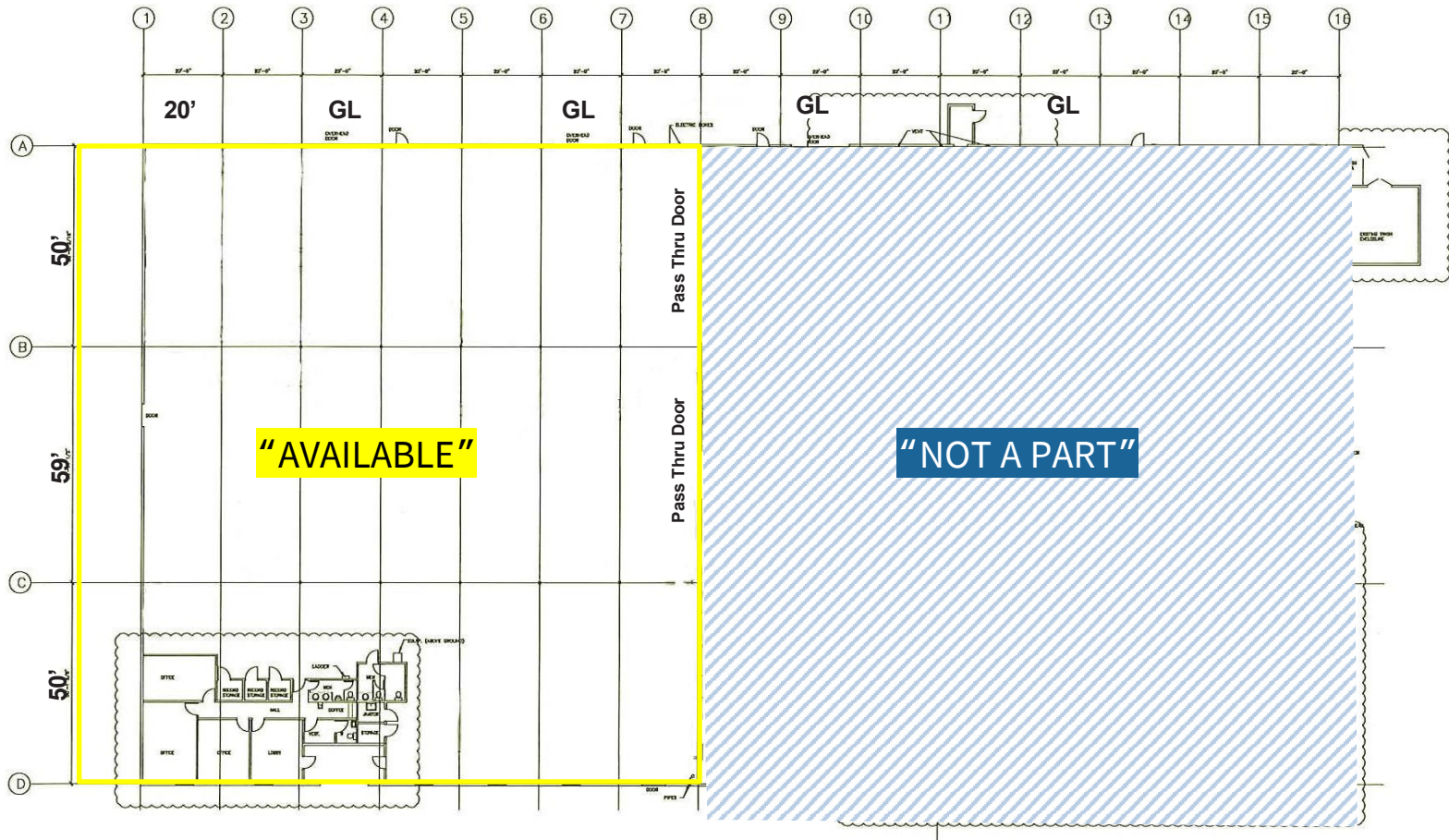
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FLOOR PLAN

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