

## **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



dknowlton@naicapital.com www.naicapital.com



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## **AERIAL**

### 22,135 Sq. Ft. INDUSTRIAL BUILDING



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Executive Vice President 949.468.2307 d | 949.887.7872 m dknowlton@naicapital.com Cal DRE Lic. #00893394

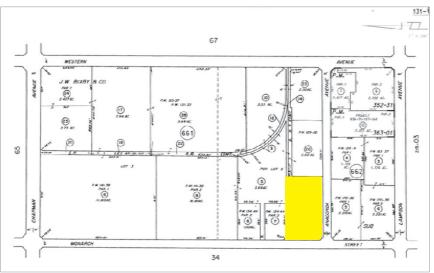


# **LOCATION & PARCEL MAPS**

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# **BUILDING PHOTOS**

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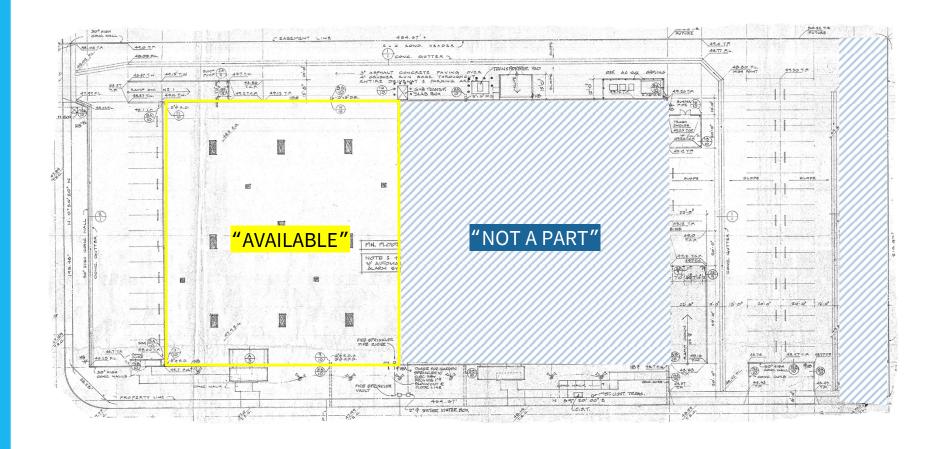


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### SITE PLAN

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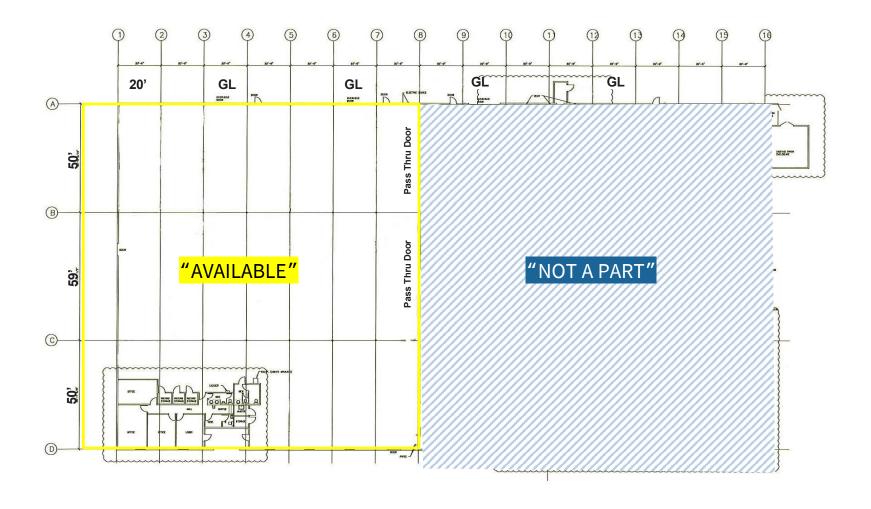


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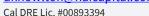


# **FLOOR PLAN**

### 22,135 Sq. Ft. INDUSTRIAL BUILDING



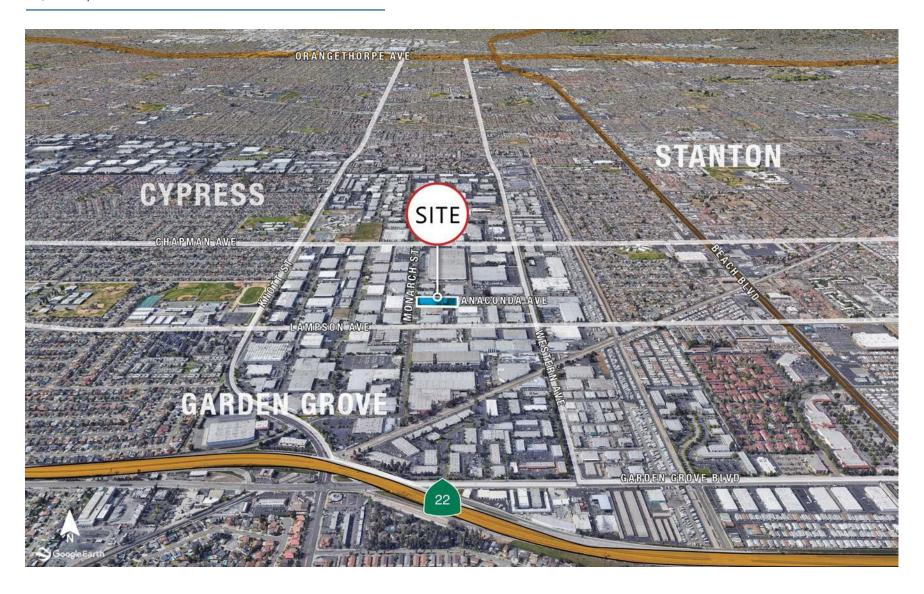
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