

# FOR SUBLEASE (DIRECT DEAL POSSIBLE)

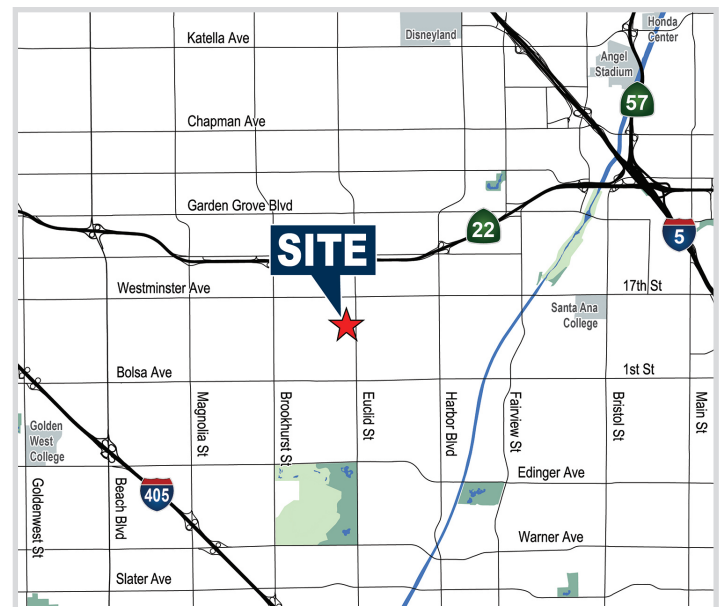
±1,400 - 2,800 SF AVAILABLE

10802 CAPITAL AVE., STE. 6G/H, GARDEN GROVE



## PROPERTY FEATURES

- ±2,800 Square Foot Industrial Unit (can be divided into two ±1,400 SF units)
- ±16' Minimum Warehouse Clearance (verify)
- Fire Sprinklered
- Two (2) GL Doors (One for each unit)
- Minimum Office
- PUD Zoning (Verify)
- High Identity Location in Excellent Garden Grove Area (Euclid, Hazard are closest cross streets)
- Lease Expiration: 3/31/2026
- Available within 30 Days
- Direct Deal Possible



**DYLAN SHERSHENOVICH**

Associate

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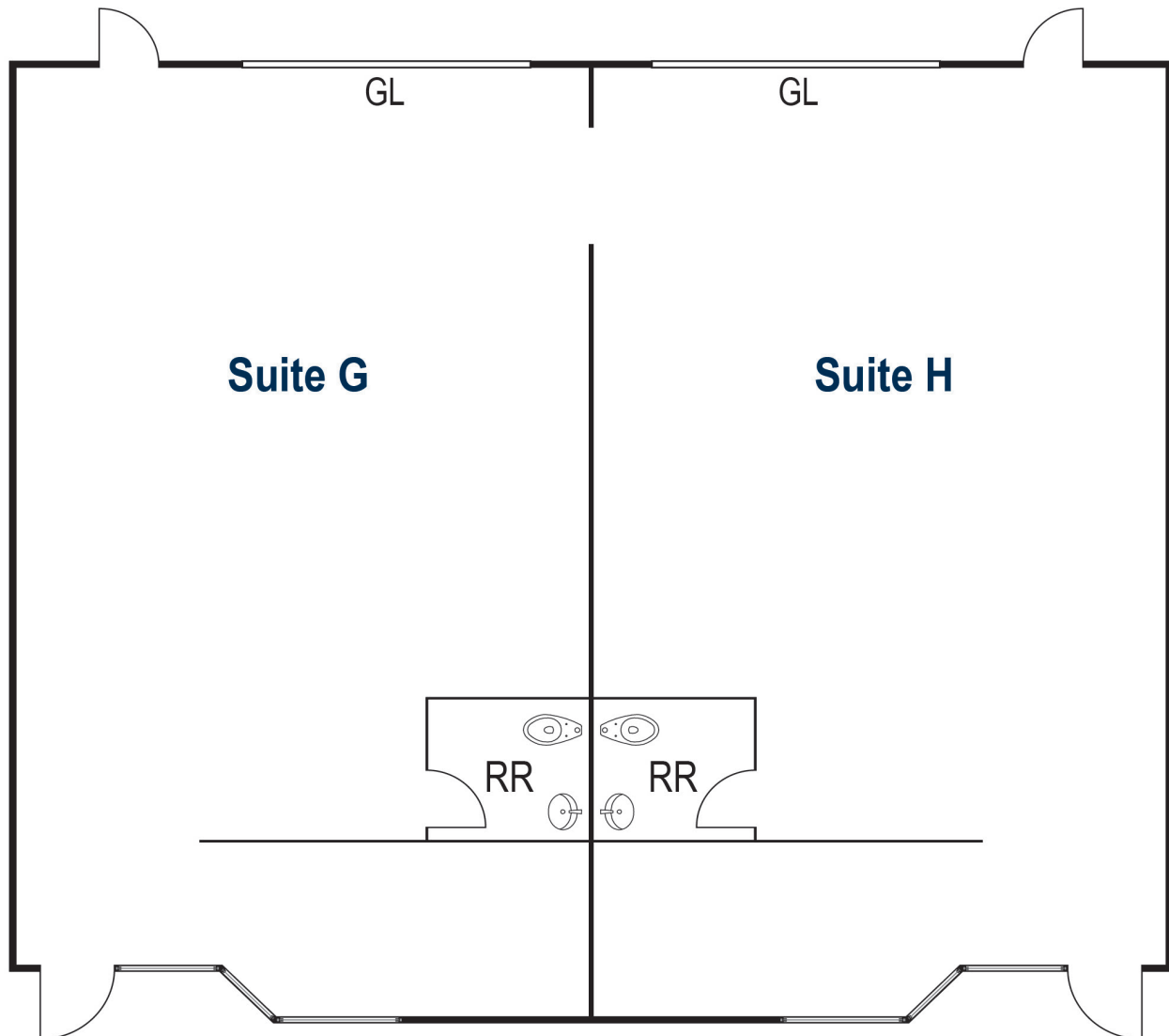
**Voit**

REAL ESTATE SERVICES

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\*Floor plan not to scale



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