

**Rate Reduced: Now \$1.35 NNN**



**For Lease**

**19,989 SF**

**INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE**

**12752 MONARCH STREET, GARDEN GROVE, CA**

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**NEWMARK**



**Rexford  
Industrial**

## Excellent West Orange County Manufacturing/Distribution Facility

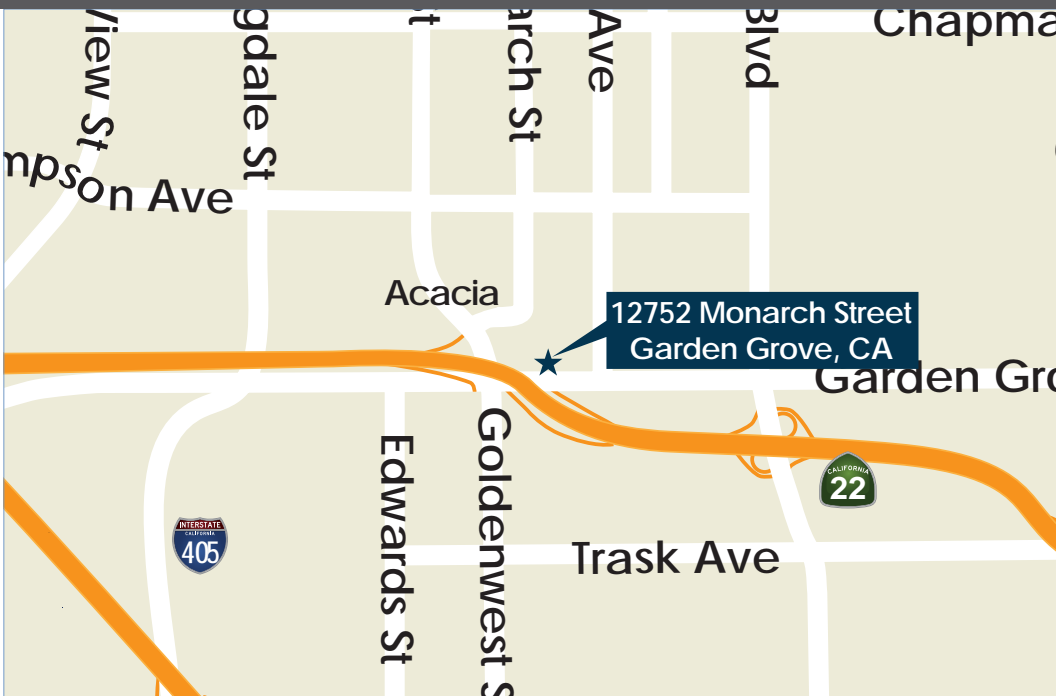
- Excellent West Orange County
- Manufacturing/Distribution Facility
- Approximately 1,392 SF of Renovated Office Area
- 21' Minimum Warehouse Ceiling Clearance
- Fully Fire Sprinklered: .60/3,000 GPM
- Two (2) Ground Level Loading Doors
- Fully Fenced and Secured Site
- One (1) Interior Truckwell
- Approximate 1.0:1,000 S.F. Parking Ratio
- End Cap Unit
- Power Capacity: 400 Amps, 277/480 Volts (Tenant to verify)
- Excellent Garden Grove Location with immediate access to the Garden Grove (22) Freeway, providing convenient access throughout Orange County and easy access to Los Angeles County

# For Lease

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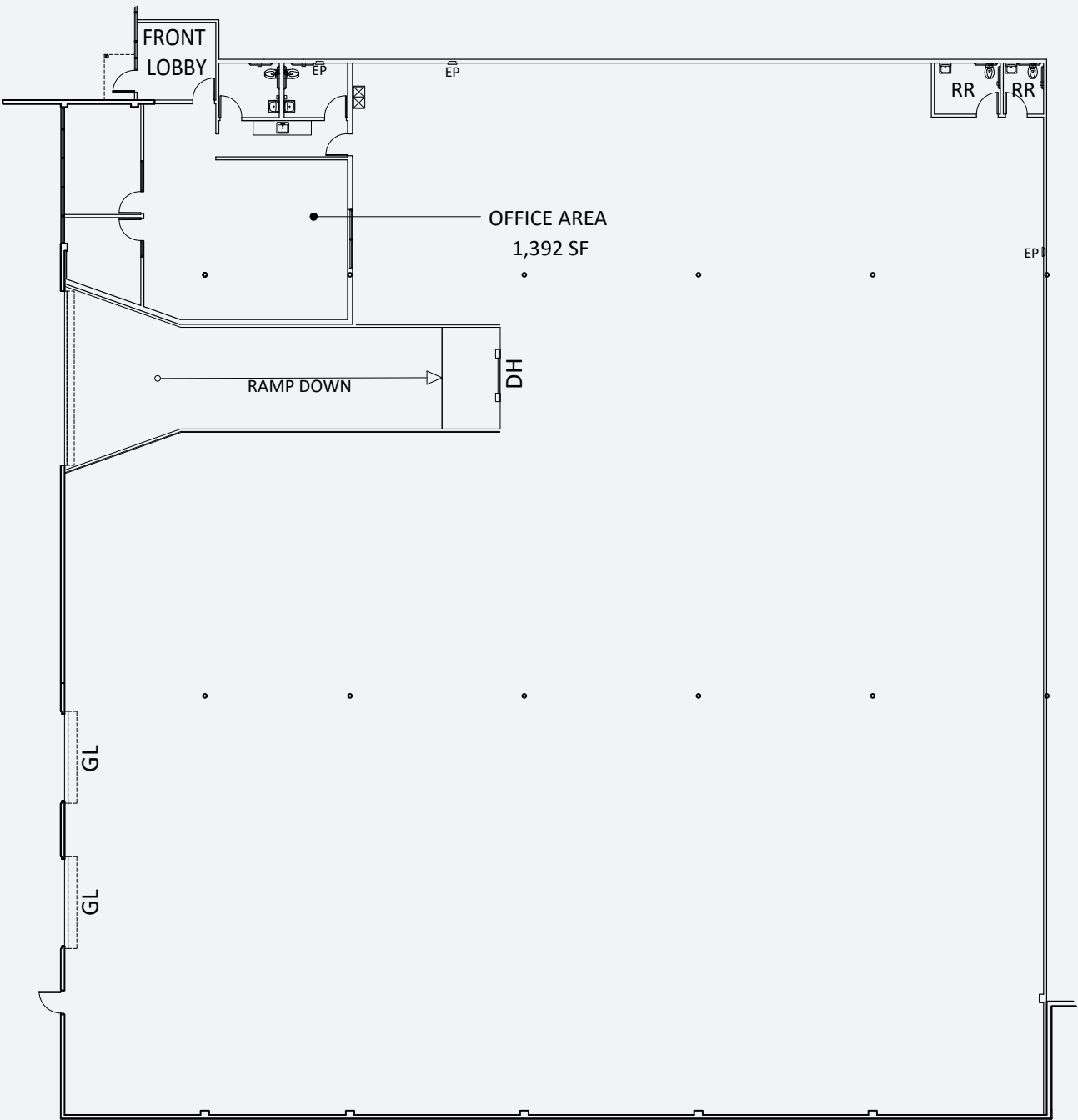
**19,989 SF**

ORANGE COUNTY



SITE PLAN









Interior Office Area



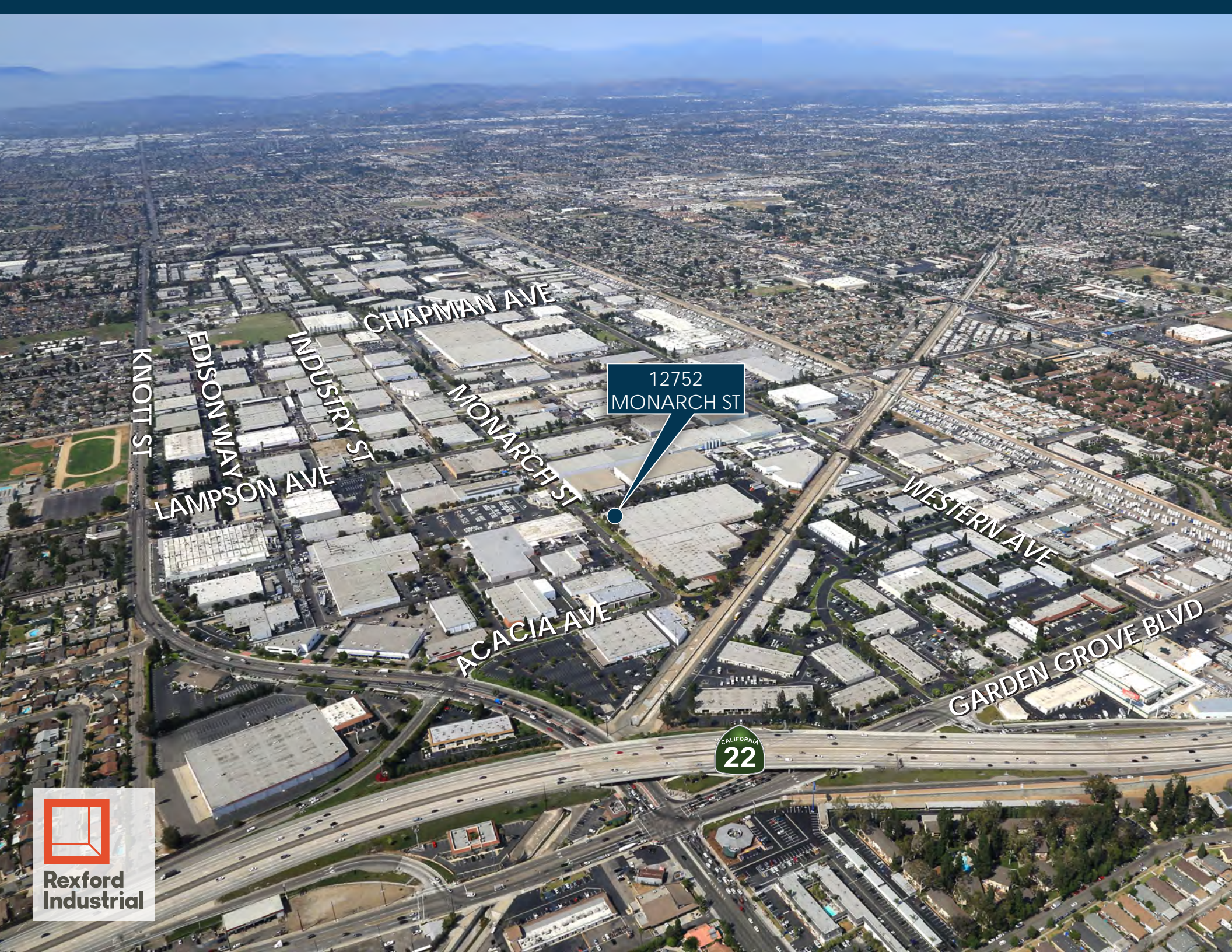
Warehouse Area /  
Upgraded Sprinkler System (.60/3,000 GPM)



Interior Truck-Well







12752  
MONARCH ST

KNOTT ST  
EDISON WAY  
LAMPSON AVE  
INDUSTRY ST  
CHAPMAN AVE  
MONARCH ST  
ACACIA AVE

WESTERN AVE  
GARDEN GROVE BLVD

