

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

FOR INFORMATION, CONTACT:

JEFF READ
t 949-608-2029
jeff.read@nmrk.com
CA RE Lic. #01040265

GREG OSBORNE
t 949-608-2076
greg.osborne@nmrk.com
CA RE Lic. #01310074

NEWMARK



**Rexford
Industrial**

18401 Von Karman Avenue, Suite 150
Irvine, CA 92612
Corporate License #01355491

Excellent West Orange County Manufacturing/Distribution Facility

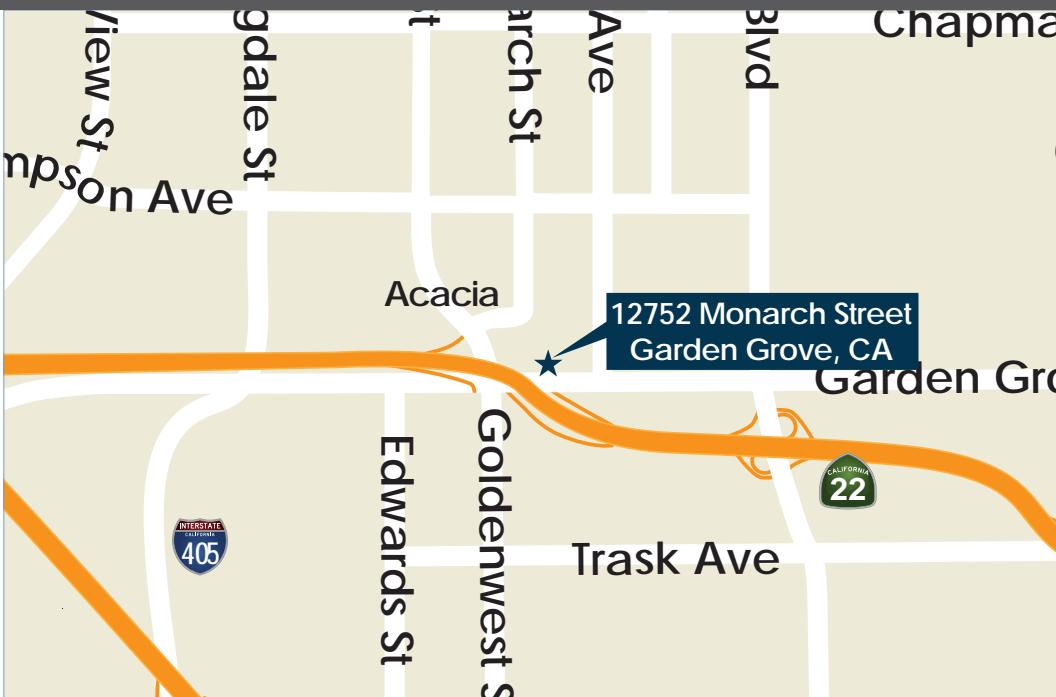
- Excellent West Orange County
- Manufacturing/Distribution Facility
- Approximately 1,392 SF of Renovated Office Area
- 21' Minimum Warehouse Ceiling Clearance
- Fully Fire Sprinklered: .60/3,000 GPM
- Two (2) Ground Level Loading Doors
- Fully Fenced and Secured Site
- One (1) Interior Truckwell
- 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

19,989 SF

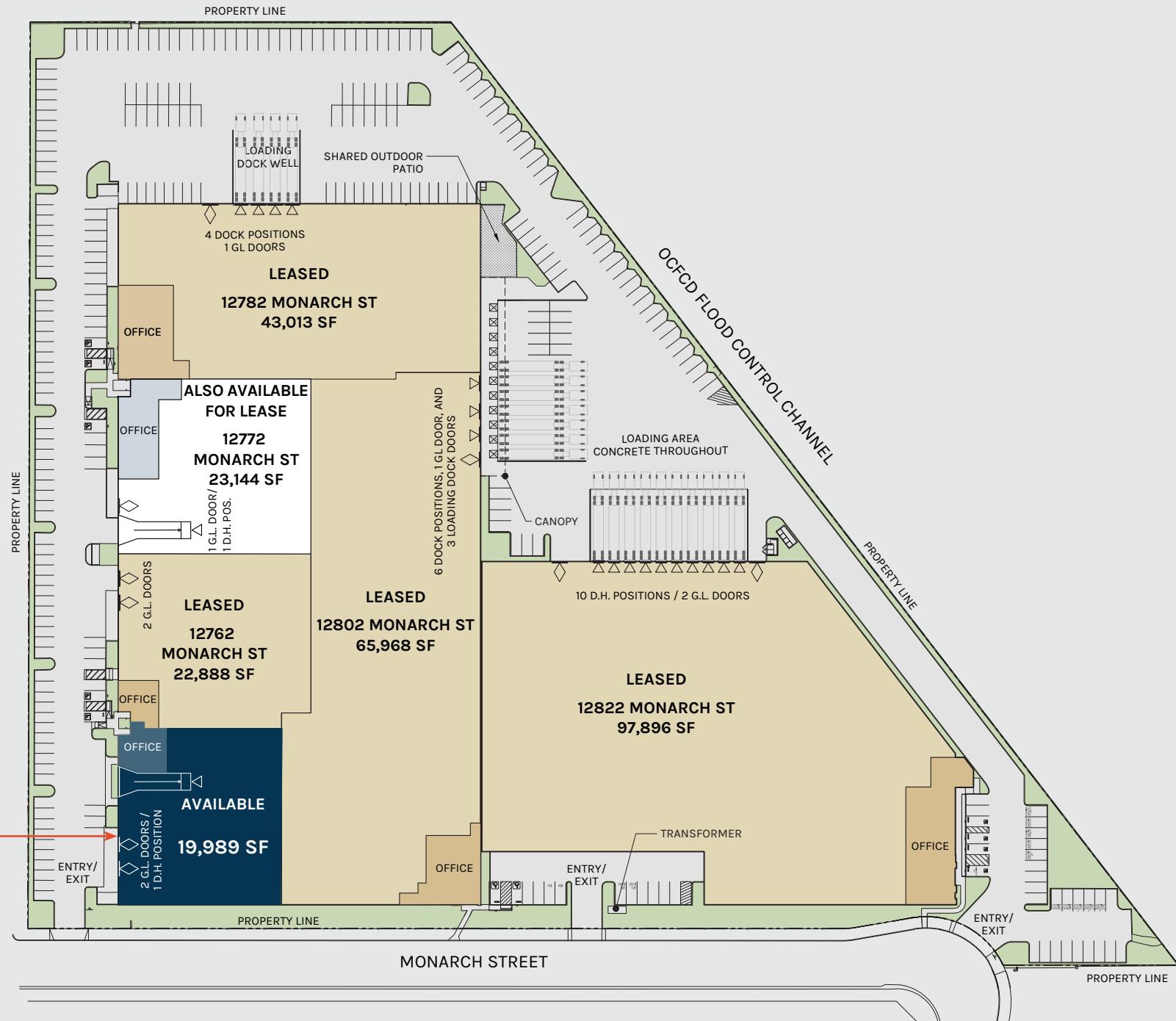
12752 MONARCH STREET, GARDEN GROVE, CA

ORANGE COUNTY



SITE PLAN

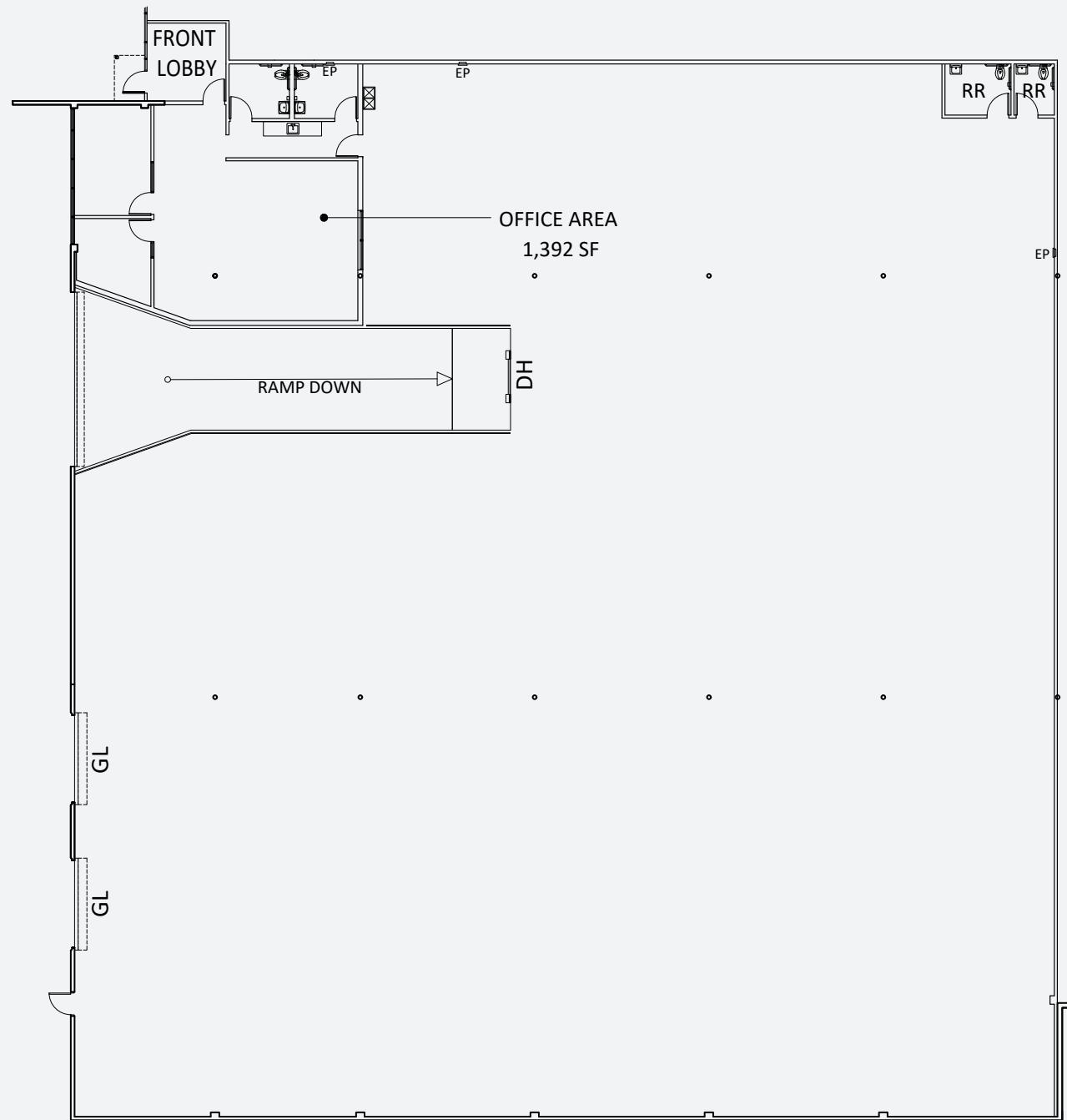
12752 MONARCH STREET



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

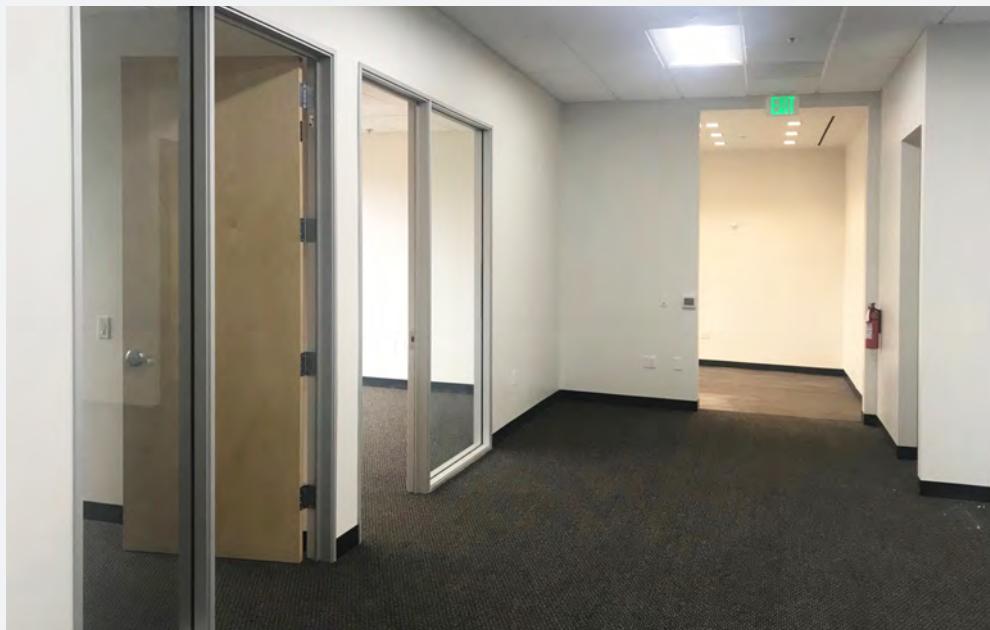
SITE PLAN/FLOOR PLAN

12752 MONARCH STREET





Interior Office Area

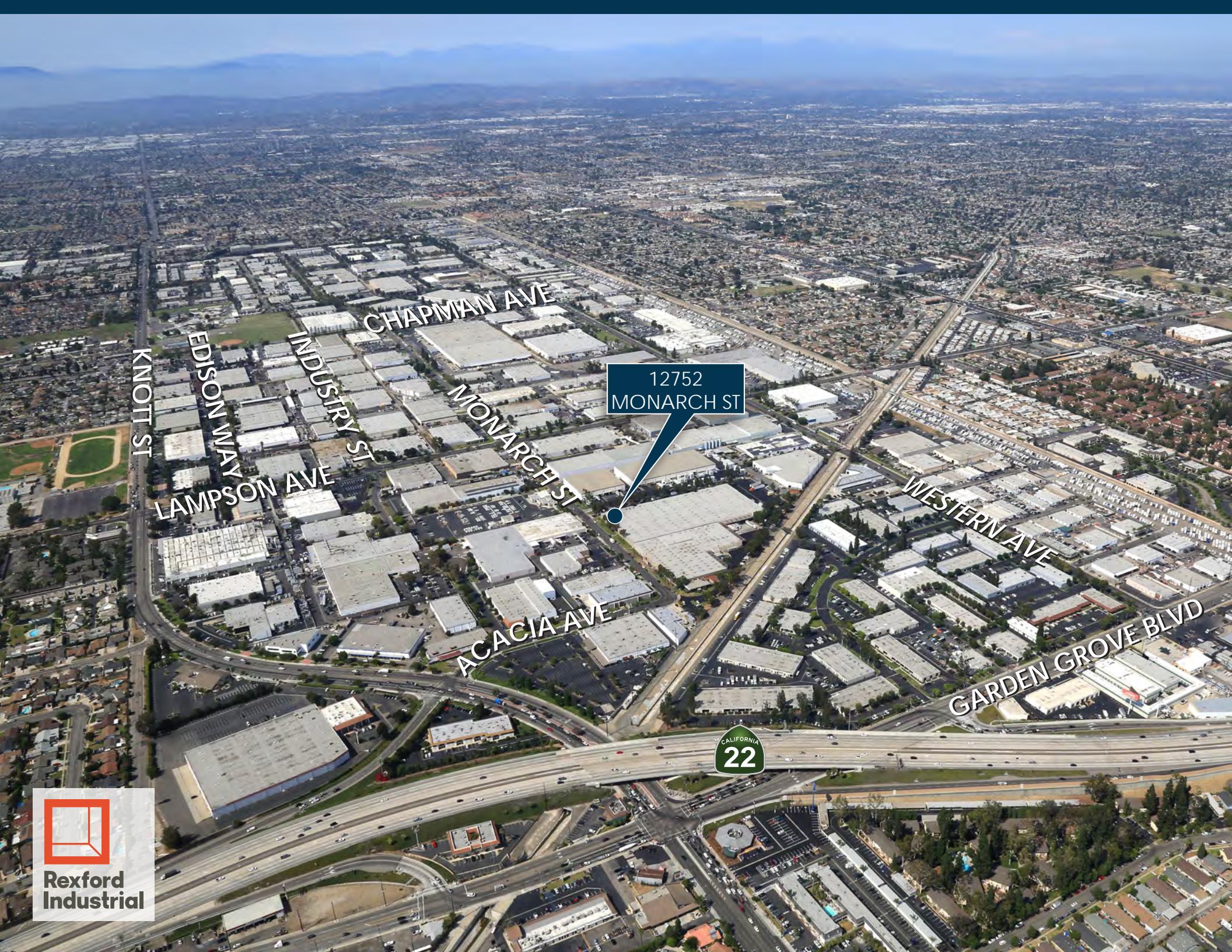


Warehouse Area /
Upgraded Sprinkler System (.60/3,000 GPM)



Interior Truck-Well





Rexford
Industrial