

**FOR LEASE** MULTI-TENANT BUSINESS PARK  
INDUSTRIAL AND OFFICE UNITS

# BRIDGECREEK BUSINESS PARK

12752-12882 VALLEY VIEW AVENUE, GARDEN GROVE, CA 92845

HAYDEN SOCCI, SIOR, CCIM  
714.935.2379

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# AVAILABILITY

ADDRESS	SUITE	TOTAL SIZE SQ. FT.	OFFICE SIZE SQ. FT.	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
<b>WAREHOUSE</b>		There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.12 per square foot for warehouse units, subject to change.				
12882 Valley View St. Garden Grove	6	1,092	±173	\$1.87	\$2,042.00	Reception, private office, restroom, and warehouse with ground level loading door.
<b>OFFICE</b>		There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.22 per square feet for office suites, subject to change.				
12832 Valley View St. Garden Grove	B	502	502	\$2.60	\$1,305.00	Two offices, and restroom.
12832 Valley View St. Garden Grove	C	518	518	\$2.60	\$1,347.00	Open office area, and restroom.
12832 Valley View St. Garden Grove	A	711	711	\$2.58	\$1,834.00	Reception, private office, open office area, and restroom.

## HAYDEN SOCCI, SIOR, CCIM

Senior Vice President | Partner

714.935.2379 • hsocci@voitco.com • Lic #01705038

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2400 E. Katella Avenue, Suite 750  
Anaheim, CA 92806  
[www.VoitCo.com](http://www.VoitCo.com)

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# PROPERTY FEATURES



**Professionally  
Managed  
Business Park  
(on-site)**



**Ground Level  
Loading**



**±163,286 SF of  
Office, Industrial  
& Retail Suites  
(Units can be  
combined to  
accommodate a  
variety of sizes.)**



**Excellent Access  
to Freeways  
(405, 605, 22)**



**Functional Site  
Loading and  
Circulation**



**Major Street  
Frontage and  
Identity**

 Available Units



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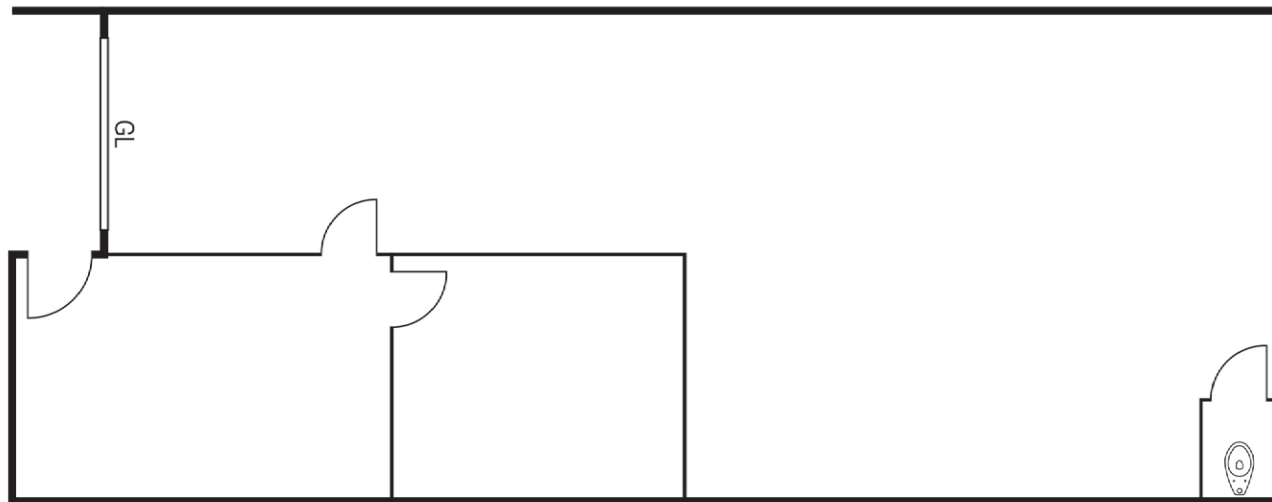
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# FLOOR PLANS

## WAREHOUSE SUITE SUITE #6 1,092 SQ. FT.

12882 Valley View Avenue  
Garden Grove, CA 92845



\* Please Note: Floor plan is approximate and may not be to scale.

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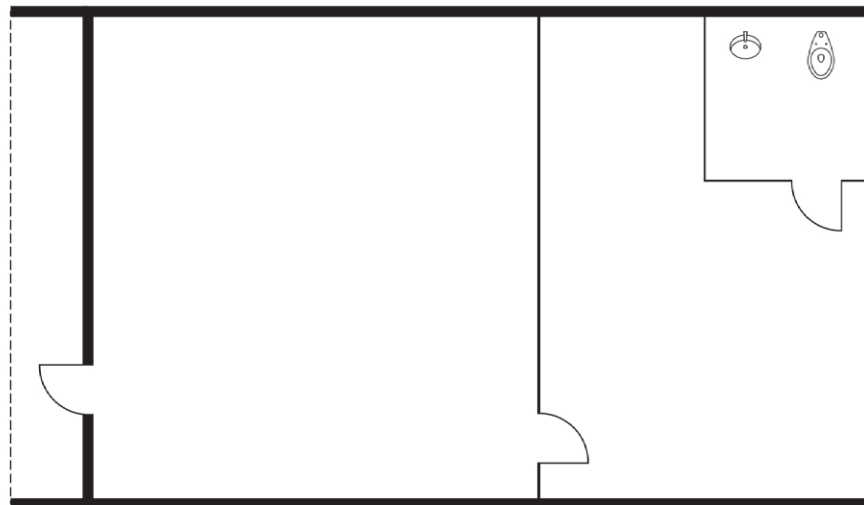
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# FLOOR PLANS

## OFFICE SUITE SUITE #B 502 SQ. FT.

12832 Valley View Avenue  
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# FLOOR PLANS

## OFFICE SUITE SUITE #C 518 SQ. FT.

12832 Valley View Avenue  
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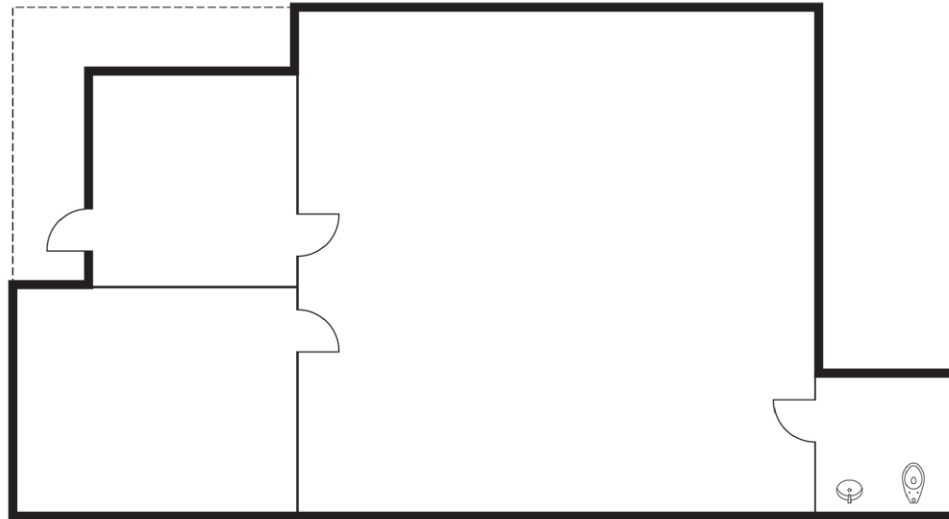
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# FLOOR PLANS

## OFFICE SUITE SUITE #A 711 SQ. FT.

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