



## 65,968 SF AVAILABLE FOR LEASE

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

12802 Monarch Street, Garden Grove, CA

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

### FOR INFORMATION, CONTACT:

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**NEWMARK**



# Excellent West Orange County Leed Certified Manufacturing/Distribution Facility

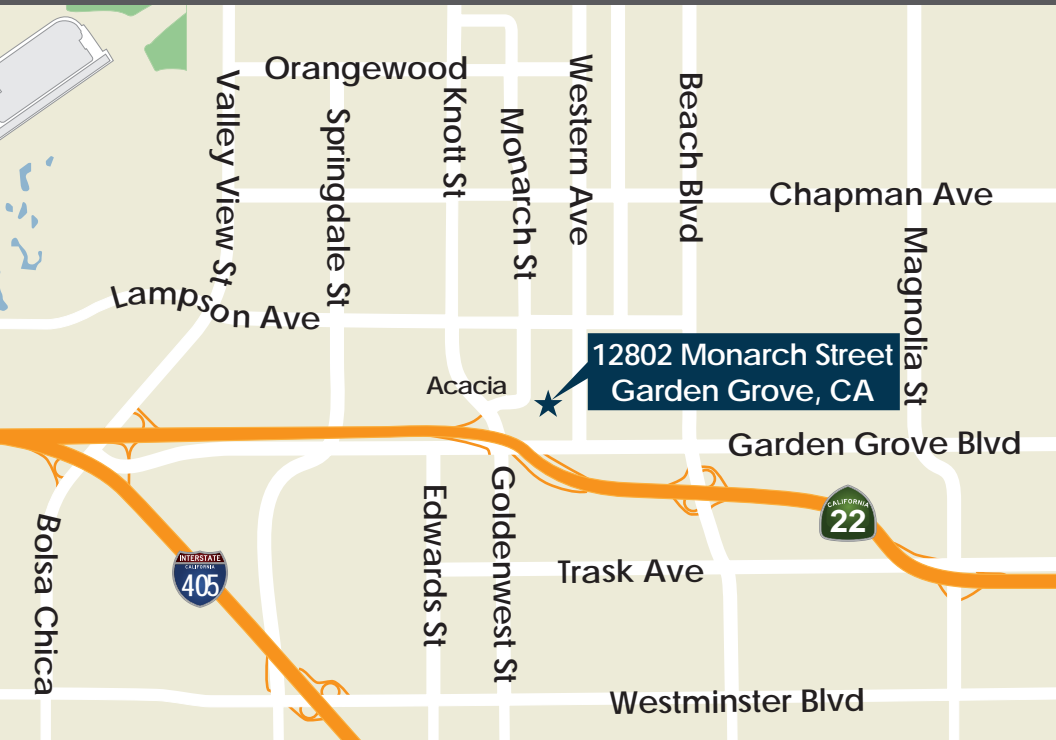
- Part of a Larger High Image Manufacturing/Distribution Facility
- Brand New 4,288 SF Office Area (Two-Story)
- LEED Certified
- 22' Minimum Warehouse Ceiling Clearance
- New ESFR Sprinkler System
- 6 Dock-High Loading Positions
- 1 Ground Level Loading Door
- Approximate 1.0:1,000 S.F. Parking Ratio
- Power Capacity: 1,200 Amps of 277/480 Power, 3 Phase
- 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

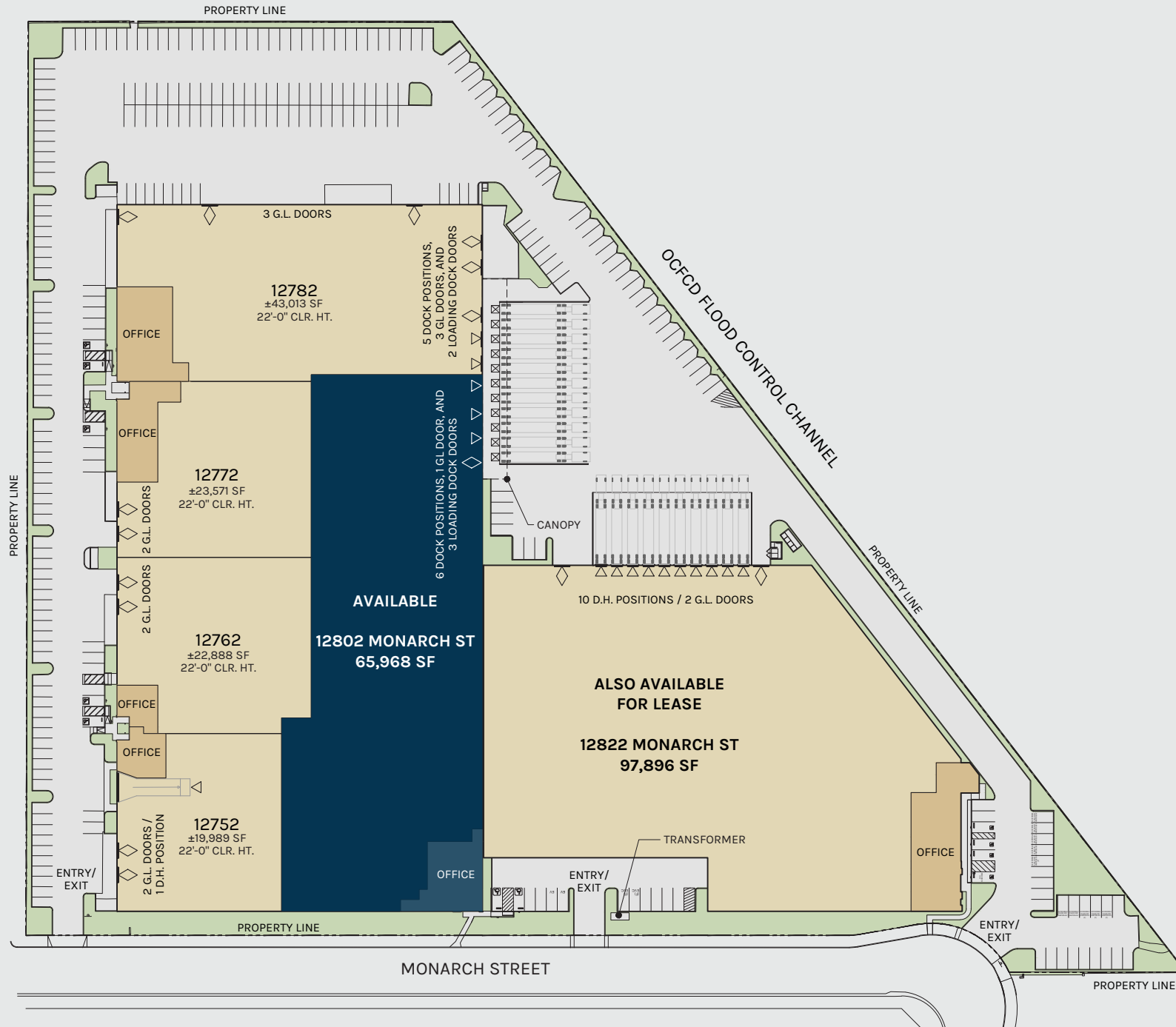
## For Lease

12802 MONARCH STREET, GARDEN GROVE, CA

## 65,968 SF

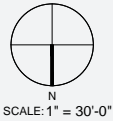
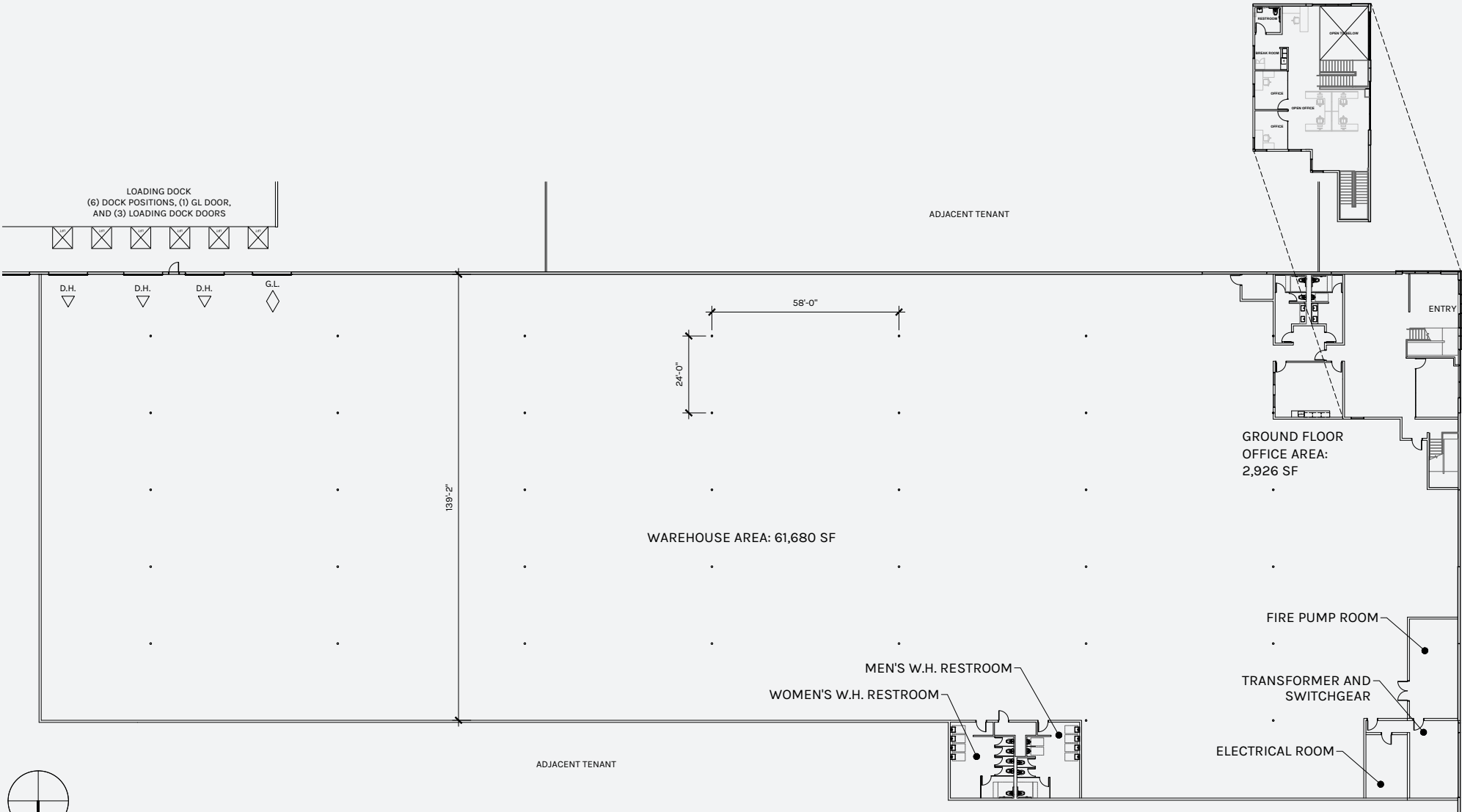
ORANGE COUNTY





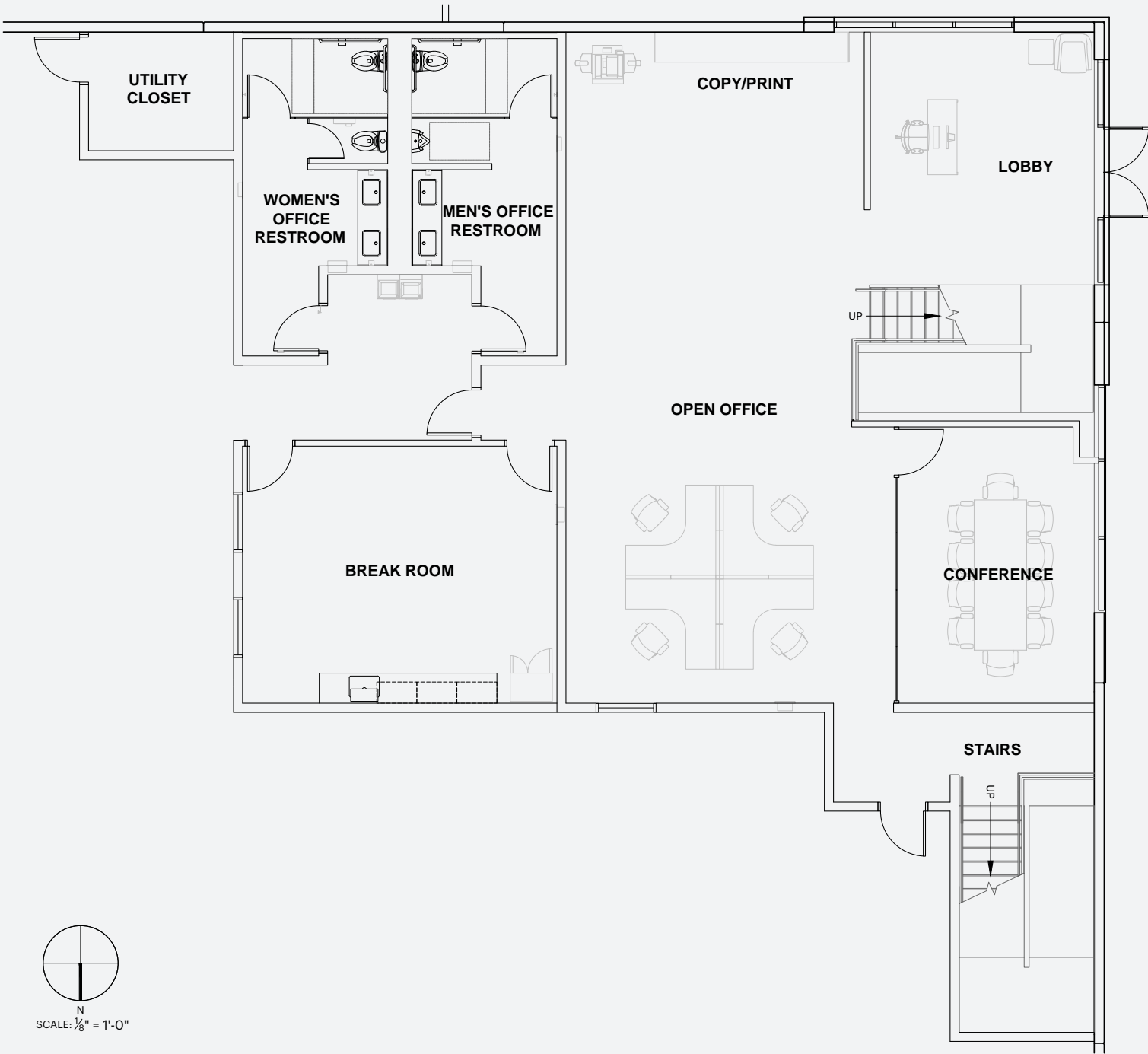
# OVERALL FLOOR PLAN - 65,968 SF

12802 MONARCH STREET



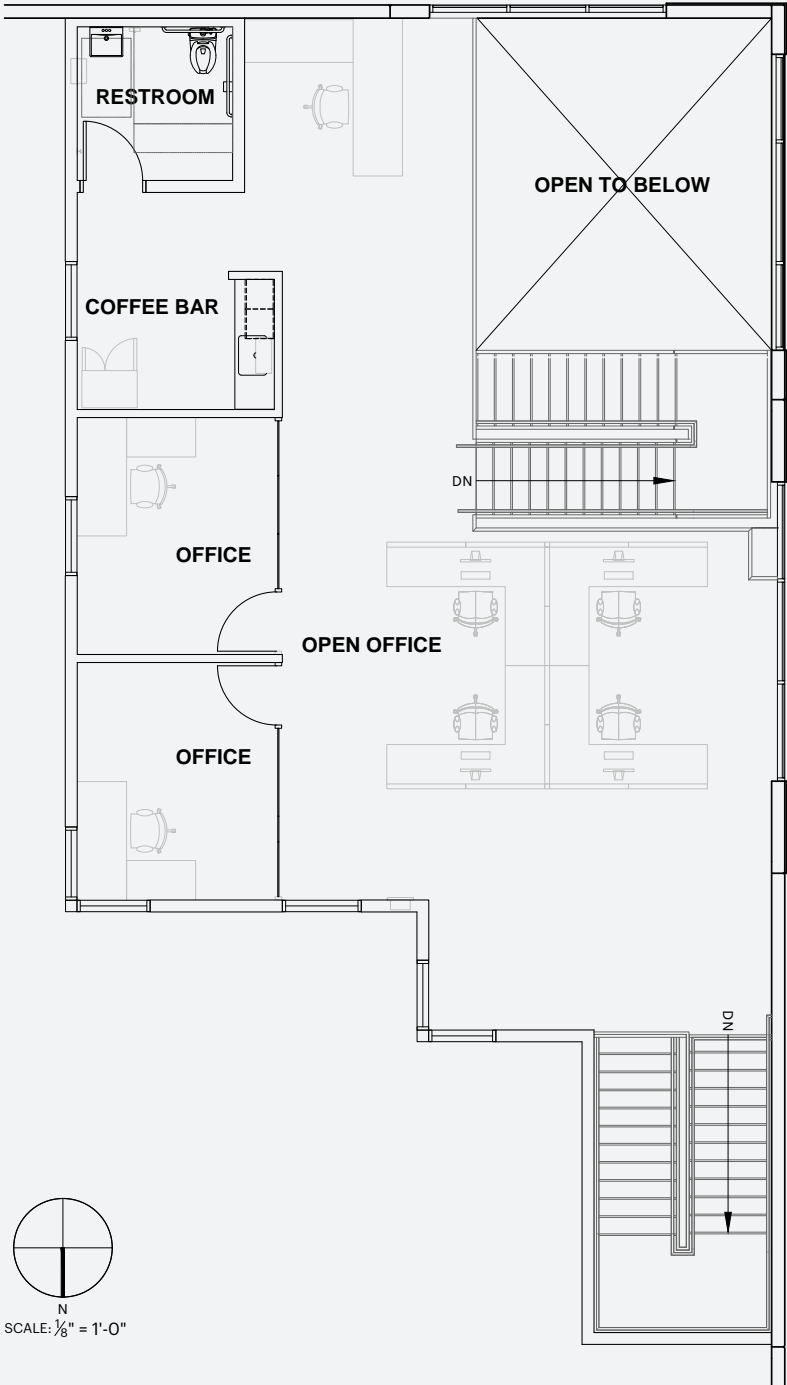
# FIRST FLOOR OFFICE PLAN - 2,926 SF

12802 MONARCH STREET



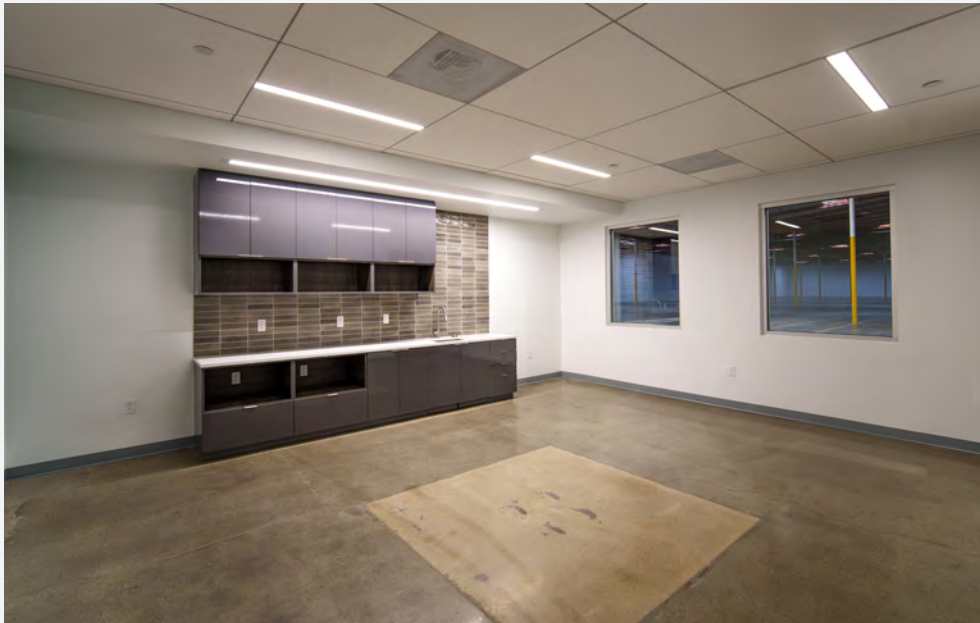
# SECOND FLOOR OFFICE PLAN - 1,362 SF

12802 MONARCH STREET





## Brand New Two-Story Deluxe Office Area

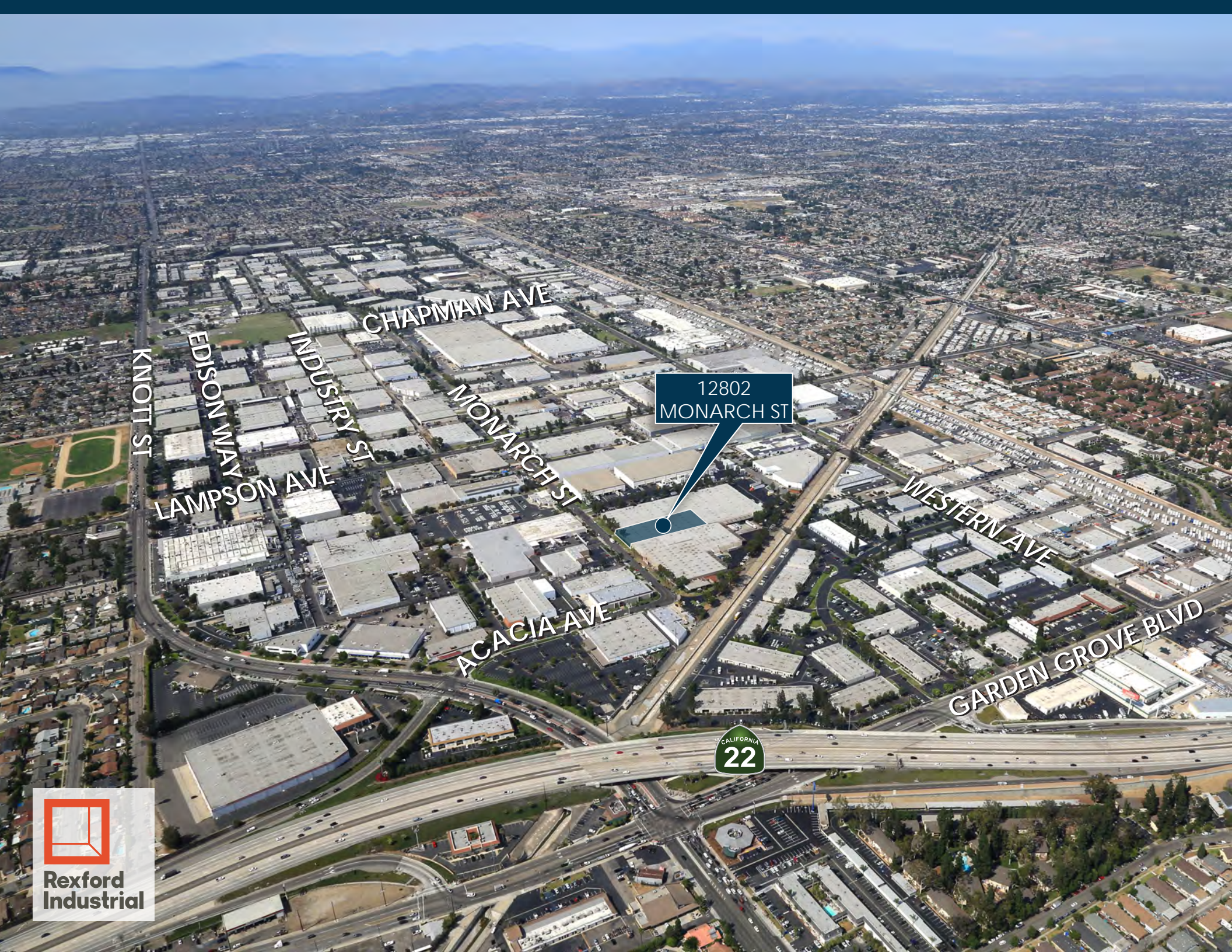




Completely Renovated Warehouse Area  
With ESFR Sprinkler Upgrade







12802  
MONARCH ST

KNOTT ST

EDISON WAY

LAMPSON AVE

INDUSTRY ST

CHAPMAN AVE

MONARCH ST

ACACIA AVE

WESTERN AVE

GARDEN GROVE BLVD

CALIFORNIA  
22

