

FOR SALE | LEASE

11311 WESTERN AVE

GARDEN GROVE, CA 92841

Voit
REAL ESTATE SERVICES

Fully Entitled
and Shovel
Ready

±88,164 SF FREESTANDING DISTRIBUTION BUILDING



2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806
714.978.7880 • 714.978.9431 Fax • Lic #01991785
www.VoitCo.com

STAN S. KWAK
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SELDEN MCKNIGHT
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Property Features

- ± 88,164 Square Foot State of the Art Distribution Building
- ±7,121 SF Two Story Office
- Nine (9) Dock High Loading Doors (9'x10') with Two (2) 35,000 LB. Capacity Mechanical Dock Levelers
- One (1) Ground Level Loading Door (12'x14')
- 32' Min Clear Height Throughout Warehouse
- ESFR Sprinkler System (K-17 Heads @ 52 PSI)
- 52' X 60' Typical Column Spacing; 60' Speed Bay
- Sixty-Seven (67) Auto Parking Stalls
- Five (5) Trailer Parking Stalls (Off Dock)
- ±150' Truck Court Depth (Fenced/Secured/Gated)
- 2.5% Skylights
- 6" Slab Thickness, 4,000 PSI
- 100% Concrete Site Parking
- 2,000 Amp Main Switchgear (277/480 Volt, 3 Phase); **Expandable to 10,000 Amps**
- Four (4) Level 2 EV Charging Stations (Expandable)
- 21.6 KW Solar PV System with 9.1 KW Battery Storage System



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Site Plan



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PROPERTIES

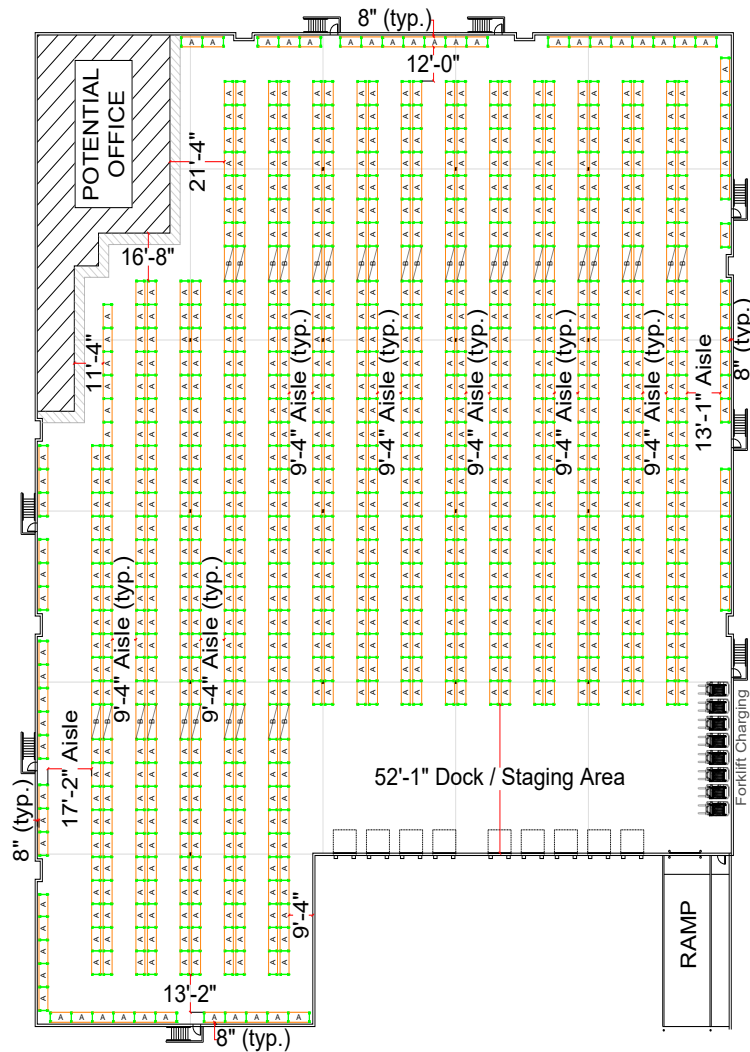
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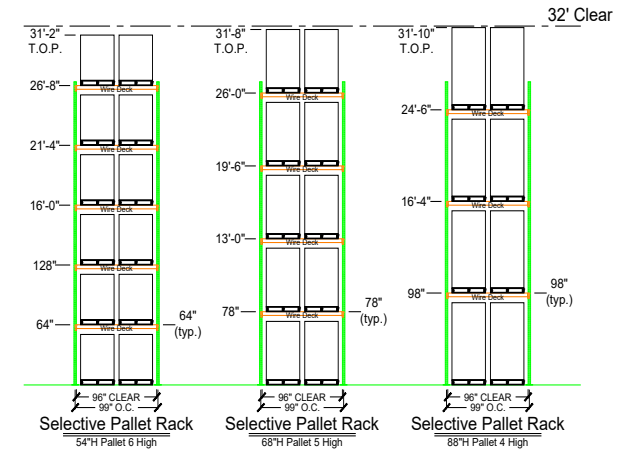
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Racking Plan



32' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
851	54"	10,116
	68"	8,478
	88"	6,744



CATALINA MATERIAL HANDLING

RACKING AND STORAGE SOLUTIONS

7351 Garden Grove Boulevard, Unit B * Garden Grove, CA 92841
Tel: (562) 997-1911 * Email: rpreciado@catalinamh.com

Disclaimer: The contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.
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±21 Miles

PORT OF LOS ANGELES

±20 Miles

PORT OF LONG BEACH



±9 Miles

LONG BEACH AIRPORT

±14 Miles

JOHN WAYNE AIRPORT

±30 Miles

LAX AIRPORT



±2 Miles

CA-22 FREEWAY

±3 Miles

I-405 FREEWAY

±5 Miles

I-5, I-605 & SR-91 Freeways



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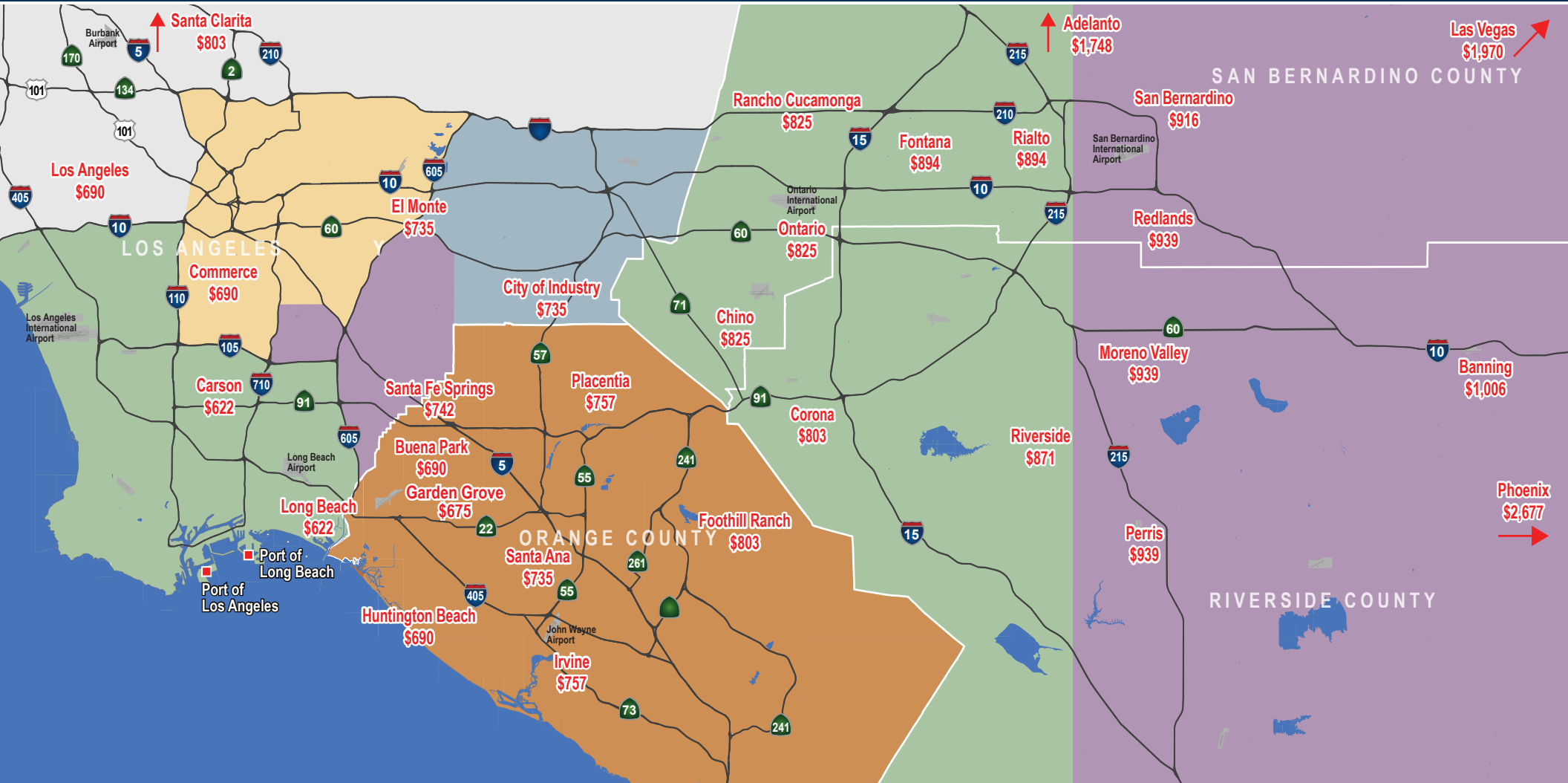
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Estimated Drayage Costs 2024



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