

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

Voit
REAL ESTATE SERVICES

AVAILABILITY

ADDRESS	SUITE	TOTAL SIZE SQ. FT.	OFFICE SIZE SQ. FT.	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
12882 Valley View St. Garden Grove	4	1,092	±250	\$1.87	\$2,042.00	Reception, Private office, restroom, and warehouse with ground level loading door.
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.
12872 Valley View St. Garden Grove	9&10	2,581	±645	\$1.83	\$4,723.00	Open office area, private office, restrooms, and large warehouse with 2 ground level loading doors.

There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.12 per square foot, subject to change.

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

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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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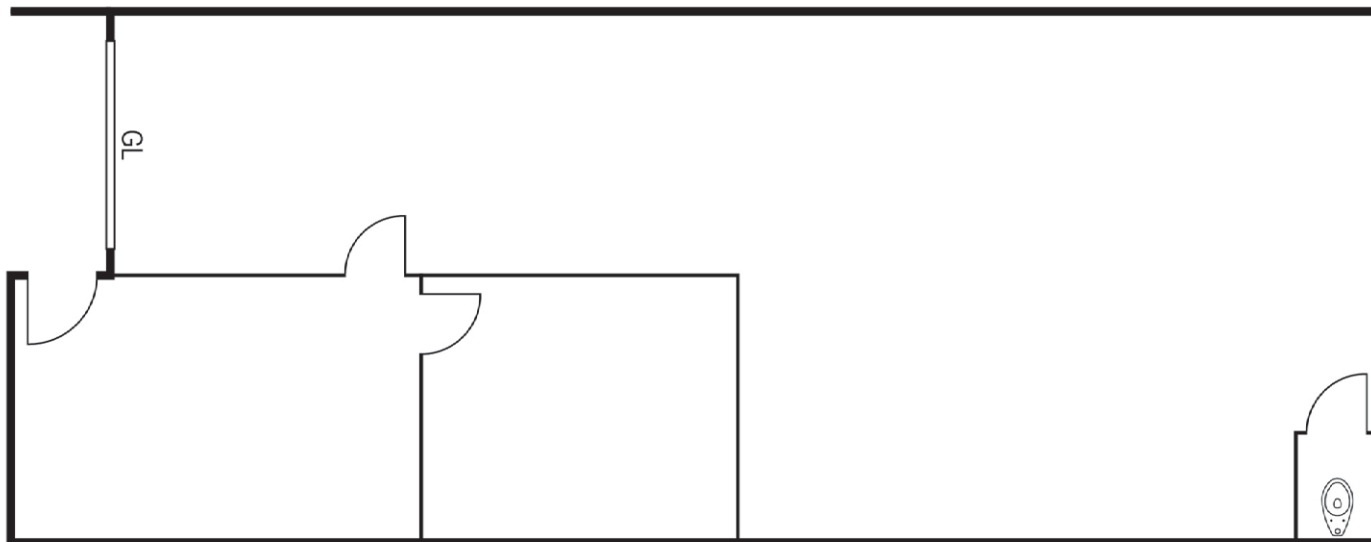
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FLOOR PLANS

SUITE #4 1,092 SQ. FT.

12882 Valley View Avenue
Garden Grove, CA 92845



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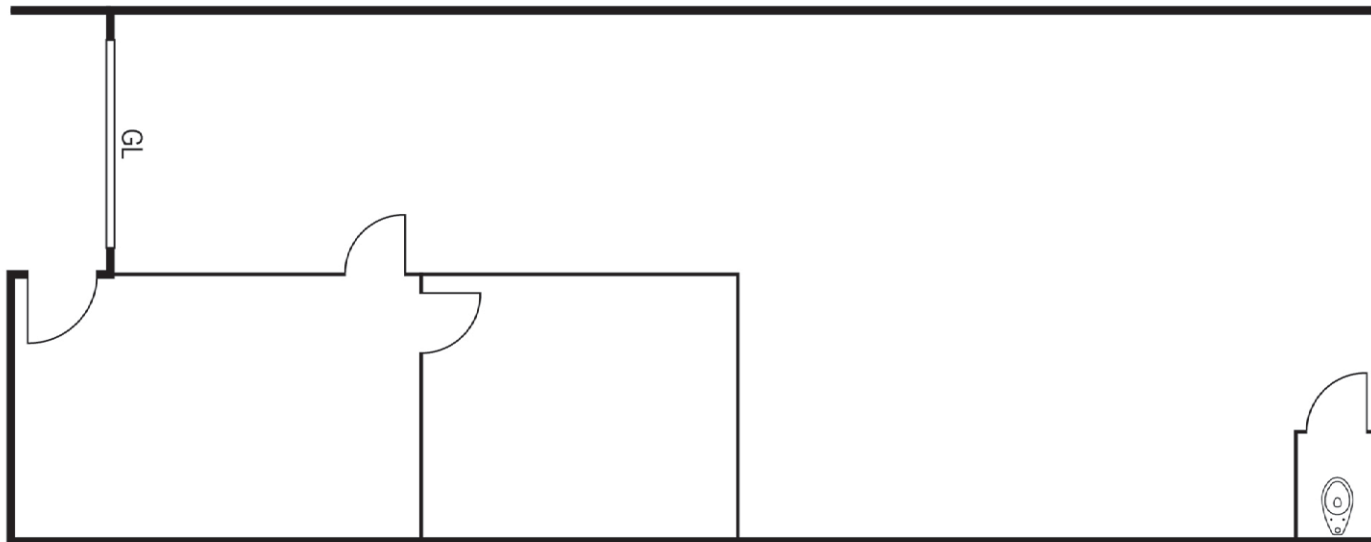
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FLOOR PLANS

SUITE #6
1,092 SQ. FT.

12882 Valley View Avenue
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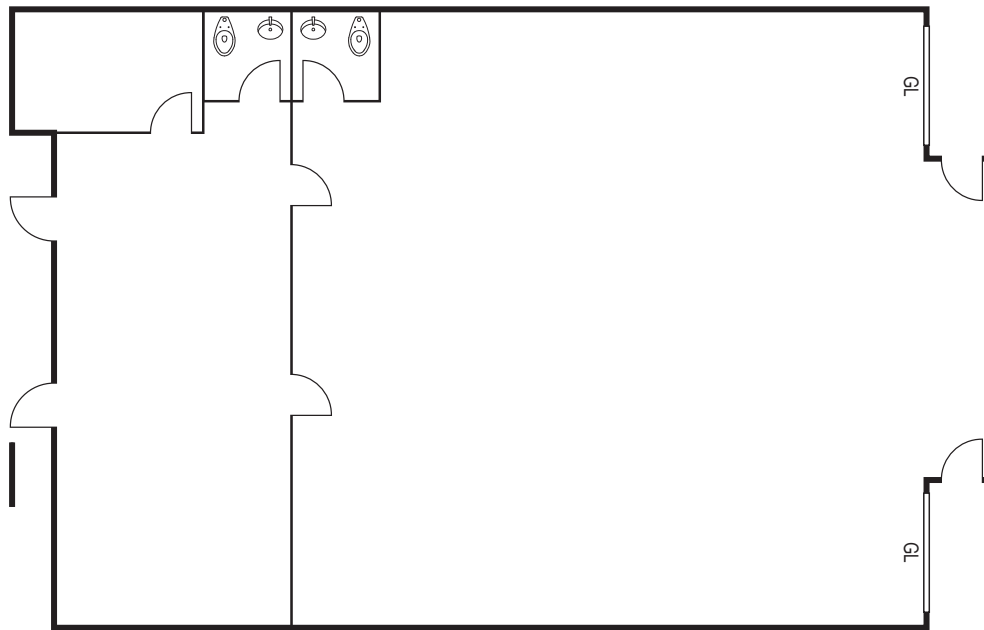
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FLOOR PLANS

SUITE #9 & 10
2,581 SQ. FT.

12872 Valley View Avenue
 Garden Grove, CA 92845



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