

FOR SALE

1196 N. Grove St.

ANAHEIM | CA | 92806



FREESTANDING 2-UNIT INDUSTRIAL BUILDING • IDEAL USER/INVESTOR

±14,370 SF FREESTANDING INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS:

UNIT A

VACANT FOR OWNER/USER

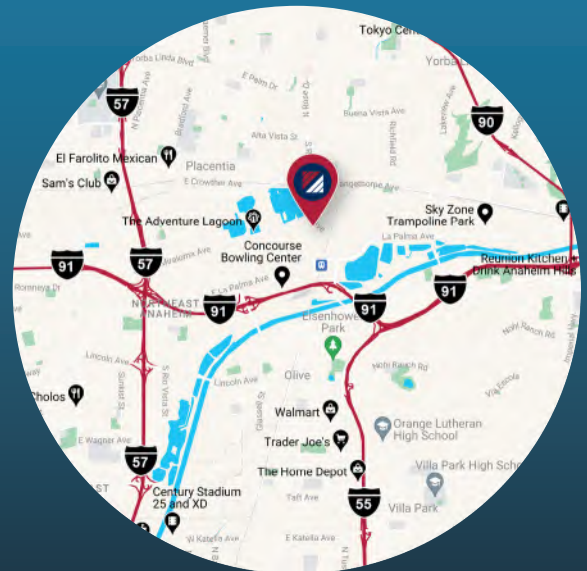
- ±7,696 SF Industrial Unit
- ±2,120 SF Office Space
- Two (2) Ground Level Doors
- 200 Amps, 120/208V (verify)
- Office & Shop Restrooms
- 17' Warehouse Clearance
- Fire Sprinklers
- Natural Gas
- Fenced Yard

UNIT B

LEASED THRU OCTOBER 2027

- ±6,674 SF Industrial Unit
- ±2,100 SF Office Space
- Two (2) Ground Level Doors
- 200 Amps, 120/208V (verify)
- Office & Shop Restrooms
- 17' Warehouse Clearance
- Fire Sprinklers
- Natural Gas
- Fenced Yard

- Cul-de-sac Location
- Ideal East Anaheim Location
- Convenient Access to the 91, 57 & 55 Freeways



FOR MORE INFORMATION PLEASE CONTACT:

PAUL GINGRICH | EXEC. V.P.
P: 714.941.5333
PGINGRICH@DAUMCOMMERCIAL.COM
CADRE #01299770

CHRIS MIGLIORI | EXEC. V.P.
P: 714.941.5320
CMIGLIORI@DAUMCOMMERCIAL.COM
CADRE #00972843

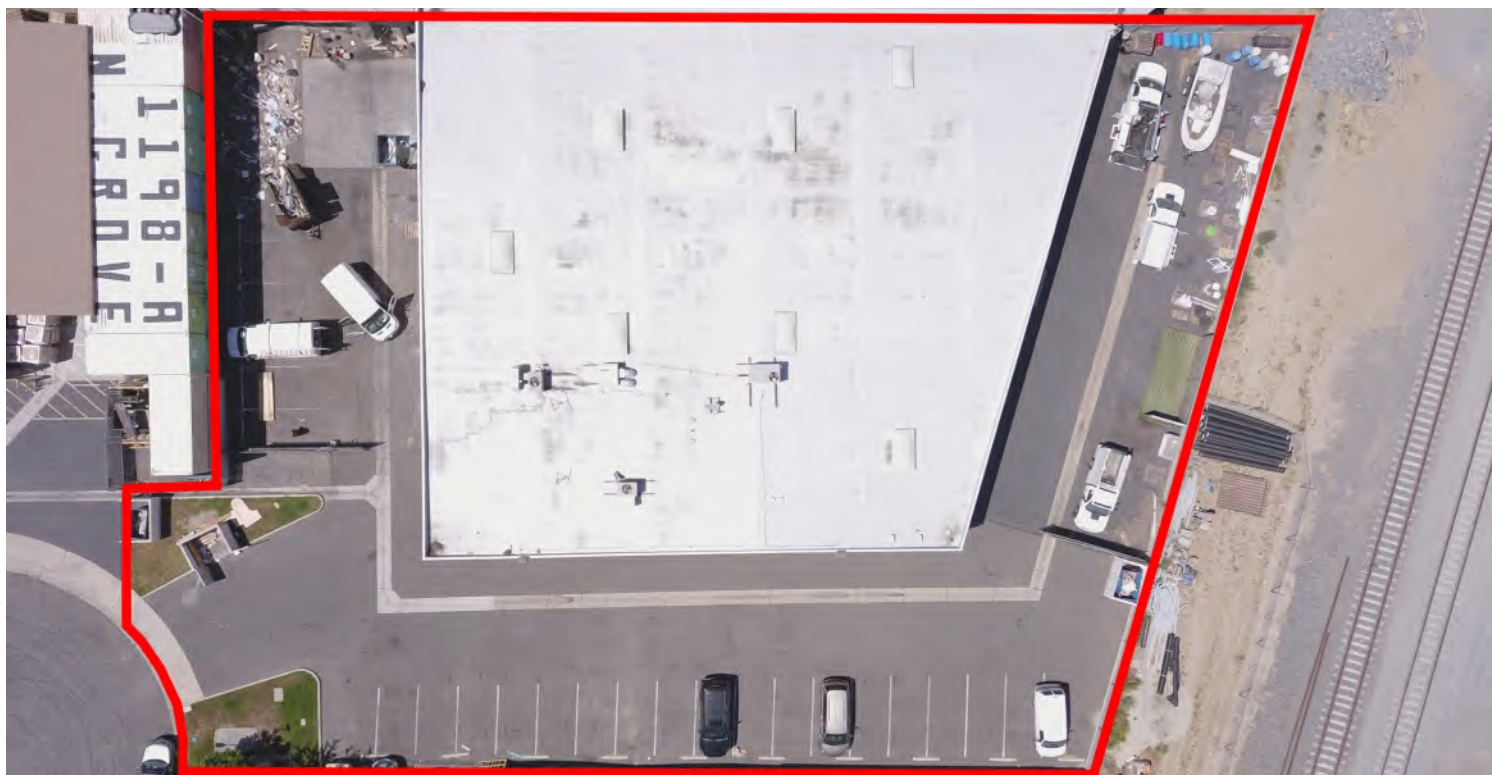
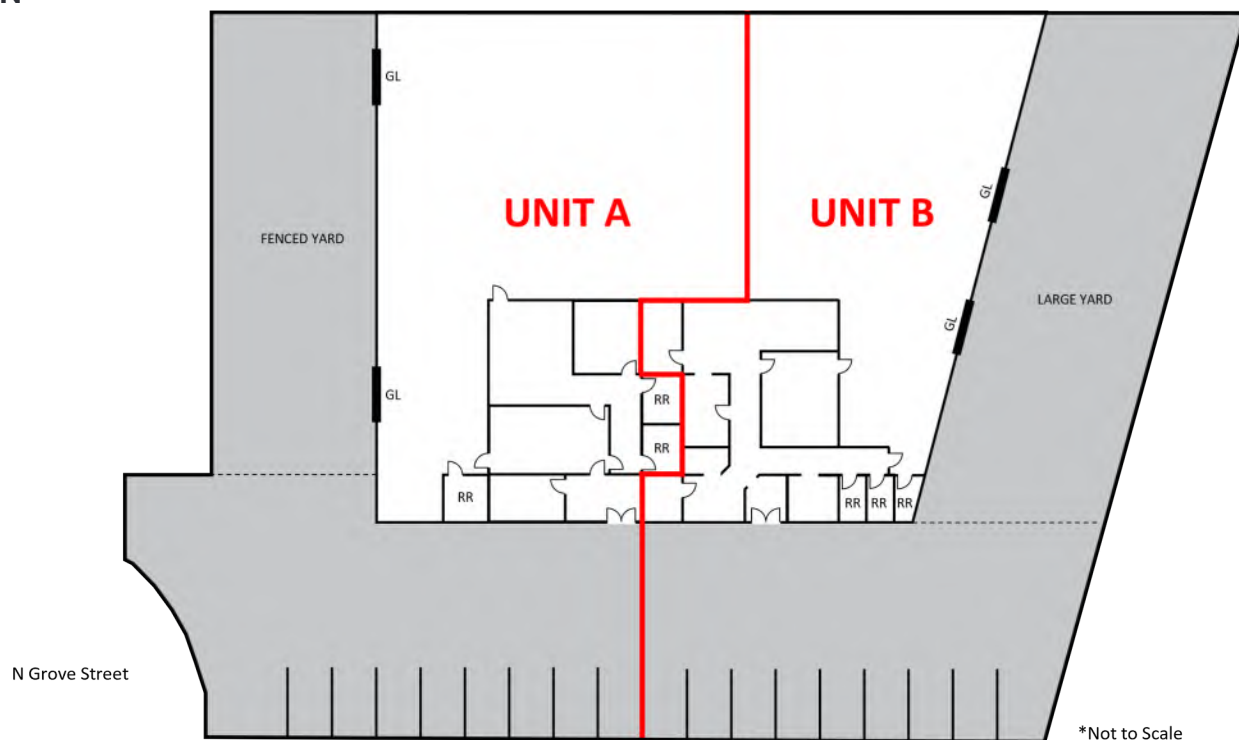
DENNIS HOLT | EXEC. V.P.
P: 714.423.0169
DHOLT@DAUMCOMMERCIAL.COM
CADRE #01948978

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

FOR SALE

1196 N. GROVE ST. | ANAHEIM | CA

SITE PLAN



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558