

# 11390 Knott Avenue

Garden Grove, CA 92841

**FOR SALE**  
**8,761 SF**  
Industrial / Flex Building



11390  
Knott Avenue

## HIGHLIGHTS

- **11390 Knott Ave. - 8,761 SF**  
(4,308 SF of Office Inclusive of 2,192 SF of Mezzanine)
- **Parking:** 24 Spaces  
(2.7:1,000 SF)
- **Clear Height:** 23'
- **2 Grade Level** Loading Doors
- **Centralized location /**  
located within Garden Grove's Industrial Complex
- **Walking distance** to Cypress Plaza Shopping Center

## CONTACTS

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**NEWMARK**

**WOODBEAR**  
REAL ESTATE

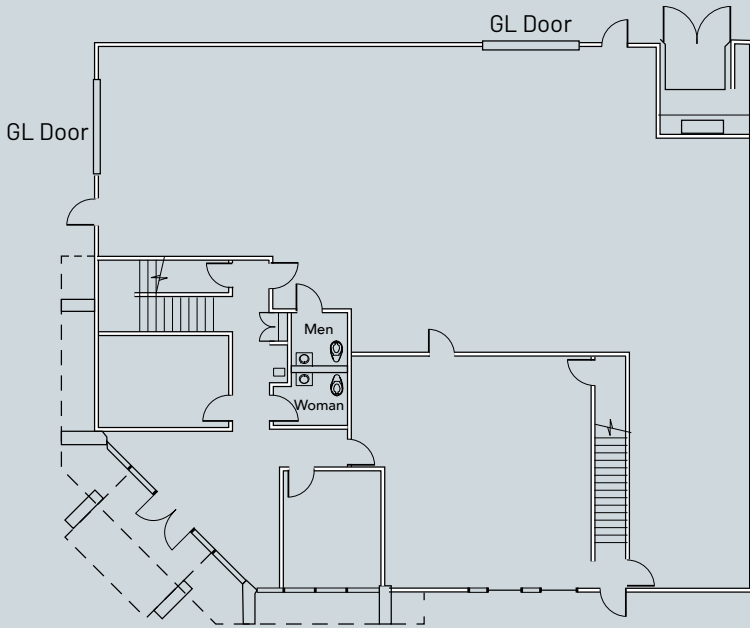
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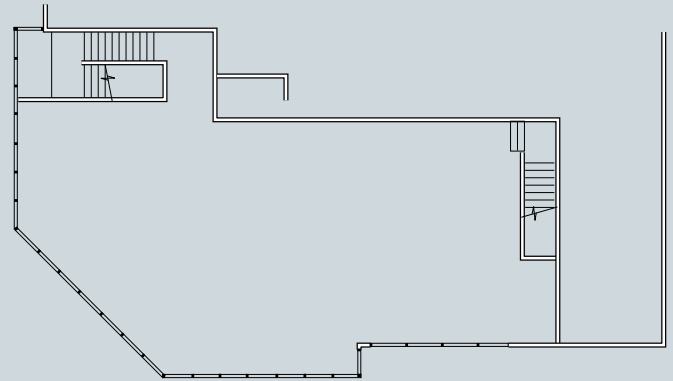
# FLOOR PLAN

11390  
Knott Avenue

8,761 SF



**First Floor - 6,569 SF**



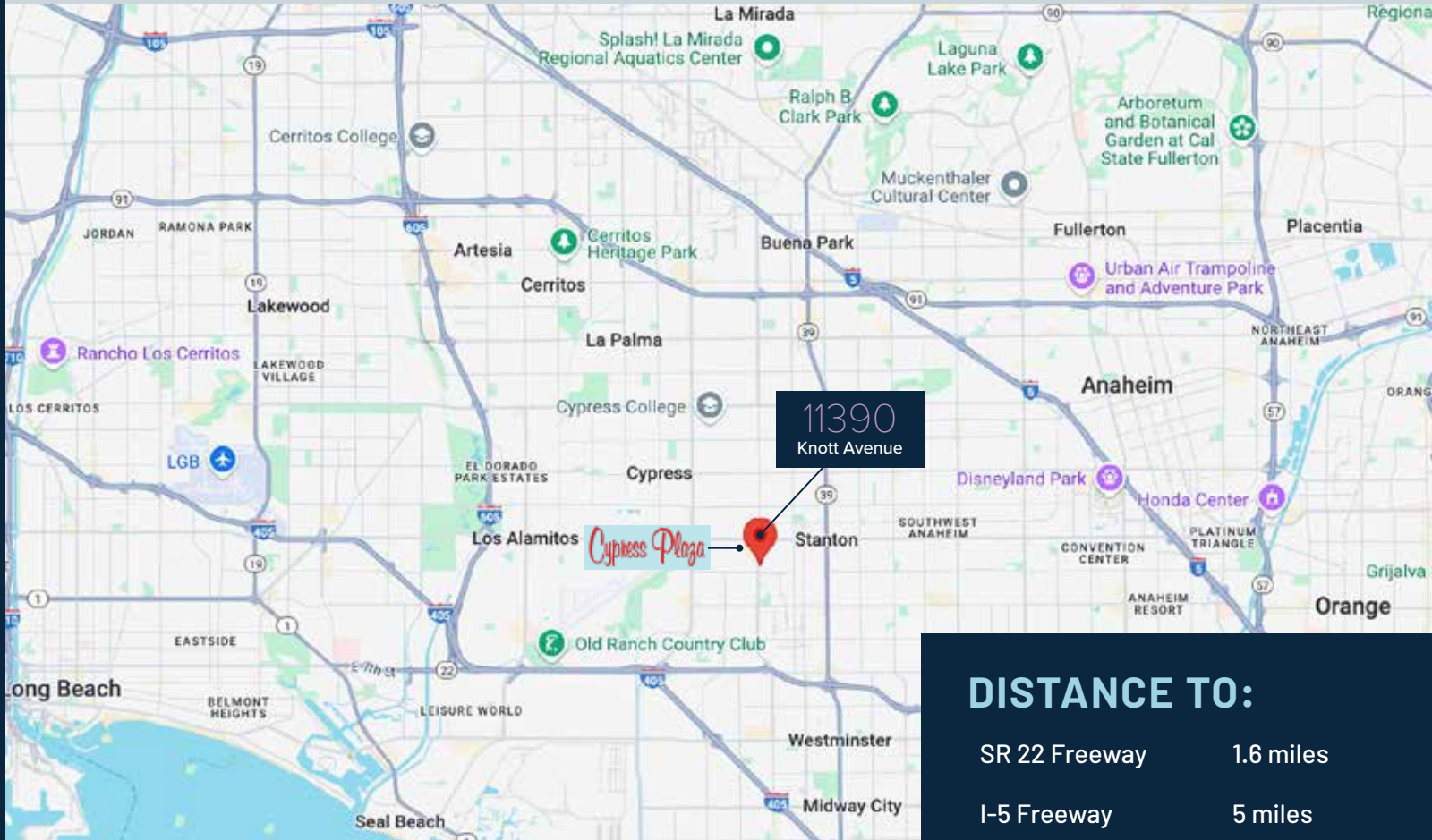
**Mezzanine - 2,192 SF**



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Located in Garden Grove's Industrial Complex, **11390 KNOTT AVENUE** is an industrial/flex building that offers a variety of features and allows for a wide range of office and warehouse uses. With a centralized location, you'll have access to a variety of amenities, including shopping centers, restaurants and entertainment options (e.g., Cypress Plaza Shopping Center, The Promenade at Garden Grove).



## DISTANCE TO:

SR 22 Freeway	1.6 miles
I-5 Freeway	5 miles
SNA Airport	15 miles
Port of Long Beach	17 miles
LAX Airport	28 miles

## DRIVE TIMES TO:

Target	2 minutes
Starbucks	2 minutes
Costco	6 minutes

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