

FOR SUBLEASE

±3,043 SF Industrial Flex Unit



10662 Stanford Avenue, Unit B, Garden Grove

HIGHLIGHTS

- ±3,043 SF Industrial Flex Space
- Available for Sublease
- **Recently Improved Interior Space**
- Functional Warehouse and Office/Flex Layout
- Ground Level Loading Door
- Approximately 10' Warehouse Clearance
- Seven (7) Dedicated Parking Stalls
- Two (2) Private Restrooms
- Flexible Layout
- Mini Split HVAC Units Serving Office/Rest Areas
- Mat Washing Station
- Adaptive Re-Use Zoning (tenant to verify permitted uses)
- Excellent Garden Grove Location with Convenient access to SR 22, I5, and surrounding Orange County Transportation Corridors
- Current Term Expires July 31, 2027
- Ability to Negotiate Longer Term Directly with Ownership



Cade LaTourette

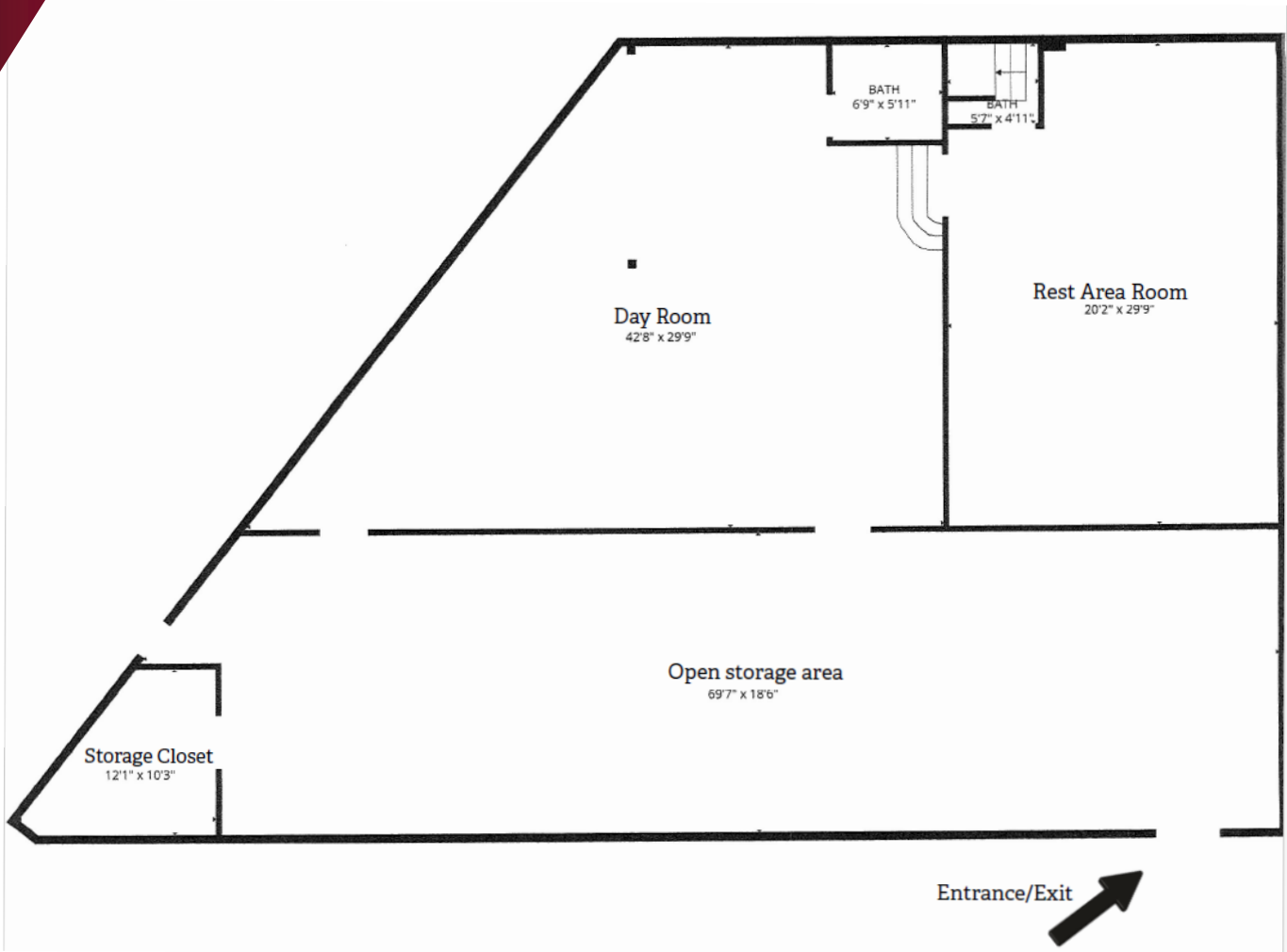
Agent | Lee & Associates
C: 949-439-4222
clatourette@lee-associates.com
DRE# 02213662



David Newton, SIOR, CCIM, CFP

Principal | Lee & Associates
C: 949-275-4963
dnewton@lee-associates.com
DRE# 01041650

FLOOR PLAN



Cade LaTourette

Agent | Lee & Associates
C: 949-439-4222
clatourette@lee-associates.com
DRE# 02213662



David Newton, SIOR, CCIM, CFP

Principal | Lee & Associates
C: 949-275-4963
dnewton@lee-associates.com
DRE# 01041650