

# FOR SALE ±5,000 - 10,000 SF

## TWO BUILDINGS WITH FENCED YARDS ON SEPARATE PARCELS

11700 - 11702 Anabel Avenue, Garden Grove, CA 92843



**Buildings Can be Sold Together or Separately**

### 11700 Anabel Avenue

#### PROPERTY FEATURES:

- Freestanding building totaling ±5,000 SF
- ±600 SF of office
- 300 Amps, 120/208V (verify)
- Concrete fenced yard area
- Two (2) ground level doors
- ±12'-18' warehouse clearance
- No columns in warehouse (clear span)
- No sprinklers
- Available at the close of escrow

### 11702 Anabel Avenue

#### PROPERTY FEATURES:

- Freestanding building totaling ±5,000 SF
- ±600 SF of office
- 100 Amps, 120/208V (verify)
- Oversized concrete fenced yard area
- Two (2) ground level doors
- ±12'-18' warehouse clearance
- No columns in warehouse (clear span)
- No sprinklers
- Leased until December 31, 2025  
(tenant could stay longer or vacate at close of escrow)

#### WADE TIFT

Managing Director

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**(949) 296-3605**

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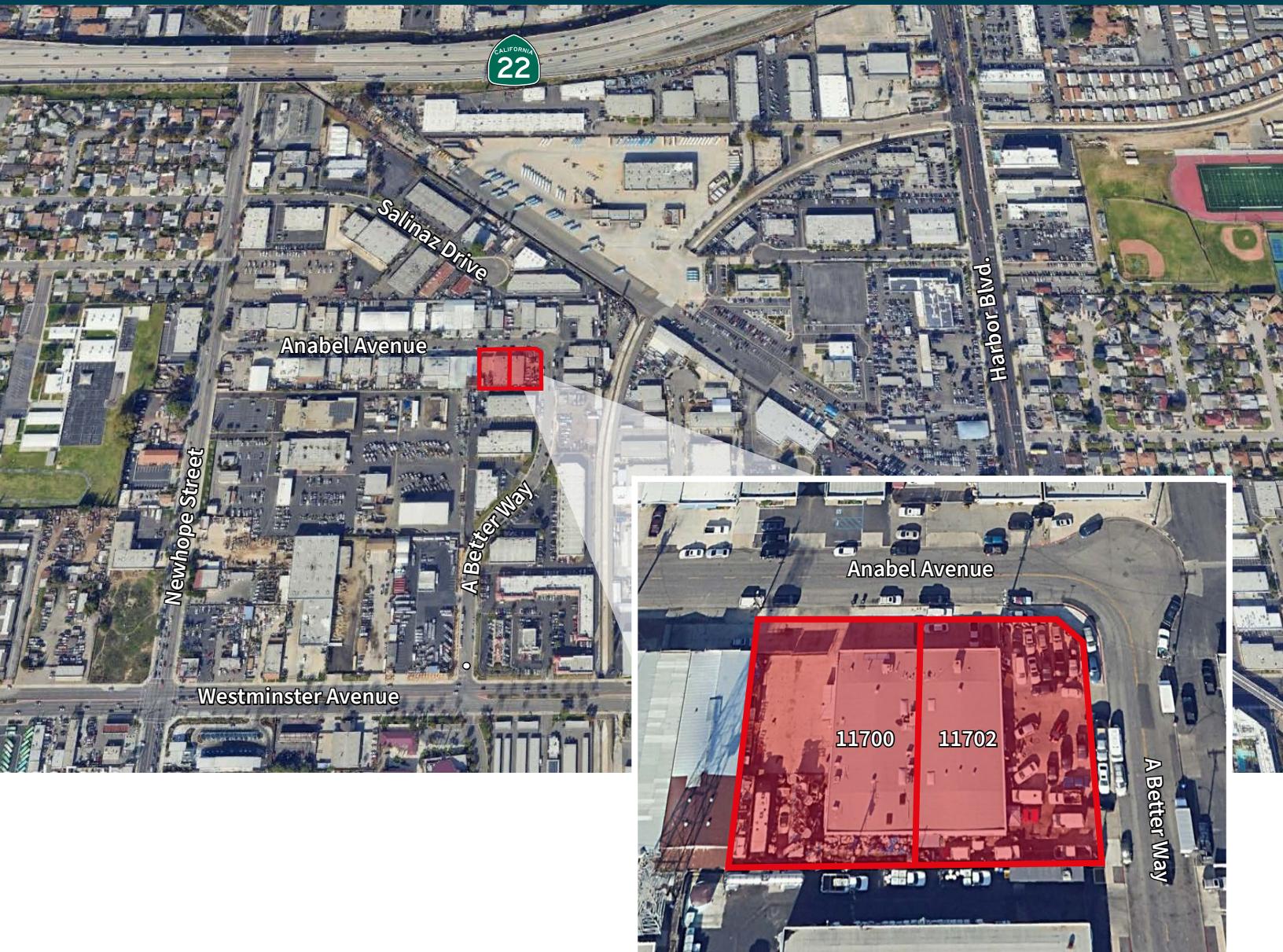
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