

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
WAREHOUSE		<i>There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.12 per square foot for warehouse units, subject to change.</i>				
12802 Valley View St. Garden Grove	12 & 13	3,087	±875	\$1.81	\$5,587.00	Private office, large open office area, restrooms, and warehouse with two ground level loading doors.
OFFICE		<i>There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.22 per square feet for office suites, subject to change.</i>				
12832 Valley View St. Garden Grove	A	711	711	\$2.58	\$1,834.00	Reception, private office, open office area, and restroom.

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Senior Vice President | Partner

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2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
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PROPERTY FEATURES



**Professionally
Managed
Business Park
(on-site)**



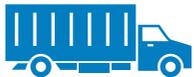
**Ground Level
Loading**



**±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)

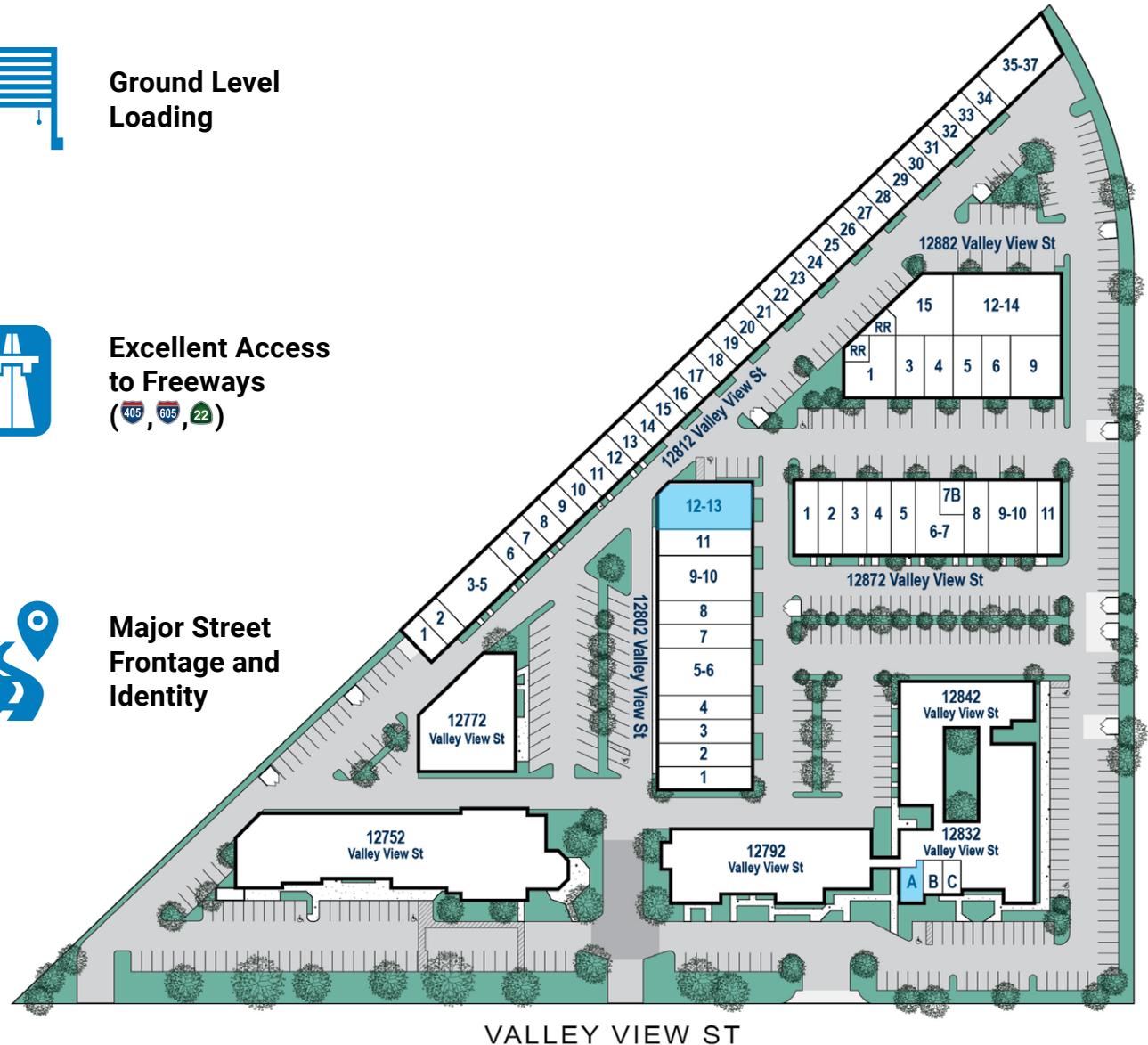


**Functional Site
Loading and
Circulation**



**Major Street
Frontage and
Identity**

Available Units



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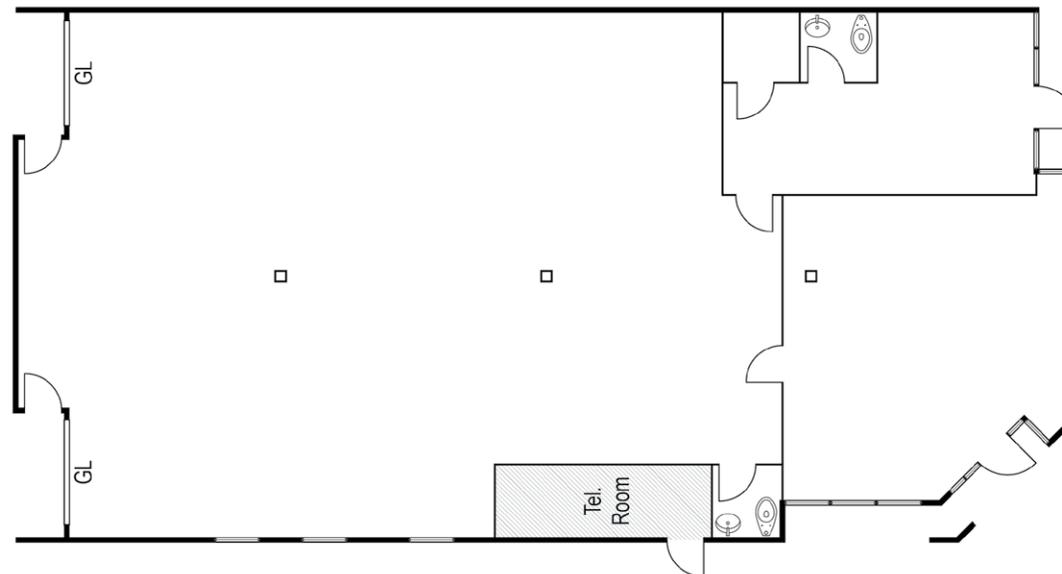
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FLOOR PLANS

WAREHOUSE SUITE SUITE #12 & 13 3,087 SQ. FT.

12802 Valley View Avenue
Garden Grove, CA 92845



* Please Note: Floor plan is approximate and may not be to scale.

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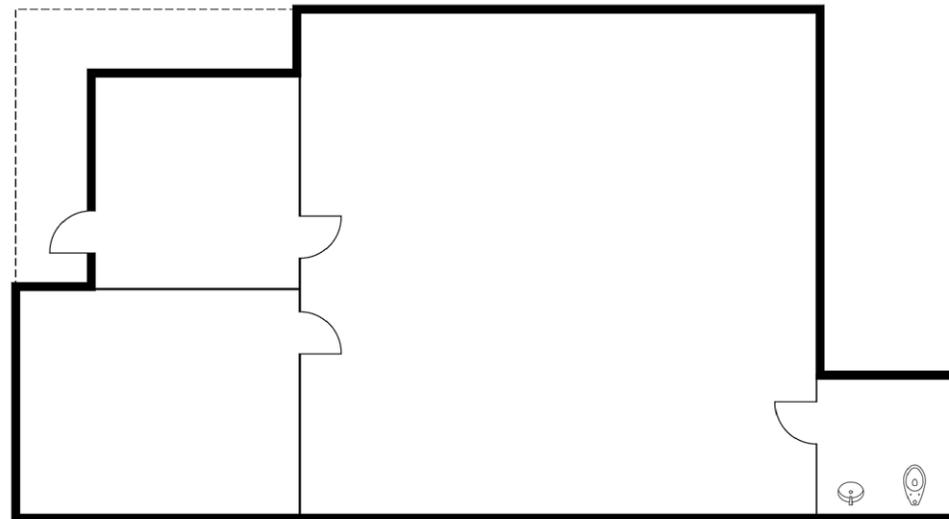
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FLOOR PLANS

OFFICE SUITE SUITE #A 711 SQ. FT.

12832 Valley View Avenue
Garden Grove, CA 92845



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