

11552 Monarch Street Garden Grove, CA

- 58,317 SF freestanding industrial building
- 3.70 Acre land parcel
- Office Area 1st Floor 4,815 SF
 Office Area 2nd Floor 4,322
 Total Office Area 9,137 SF
- 24' minimum clear height
- 8 dock high loading positions
- 7 grade level openings
- Covered loading dock
- ESFR sprinkler system
- 800 amps, 277/480 volt, 3 phase Expandable to 2,500 amps
- LED warehouse lighting and exterior lighting
- 49 car parking
- Large secured storage yard (approximately 1.28 acres) could possibly accommodate up to 100 additional parking stalls
- Immediate access to 22, 405 & 605 Freeways

Contact

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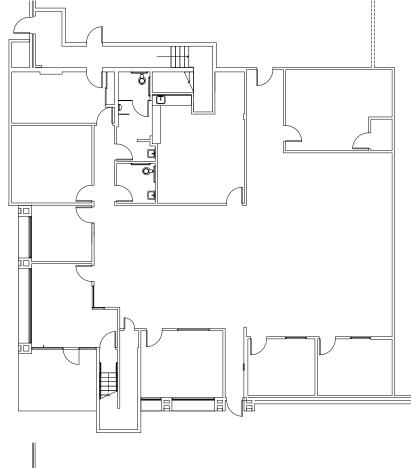


Site Plan Orangewood Ave ±1.28 Ac. Storage Yard **Monarch Street** 58,317 SF 9,137 SF 2-Story Office

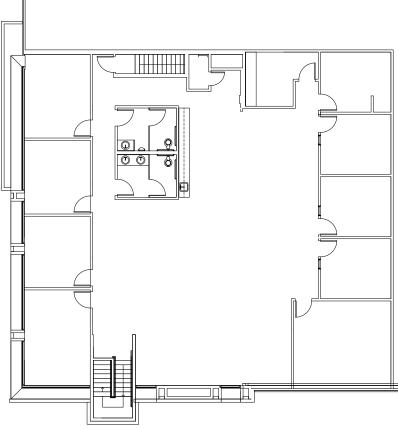


Office Floor Plan

First Floor Office 4,815 SF



Second Floor Office 4,322 SF





















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