

FOR SALE | LEASE

11311 Western Ave

GARDEN GROVE, CA, 92841



UNDER CONSTRUCTION - ROOF IS ON



±88,164 SF Freestanding Industrial Building

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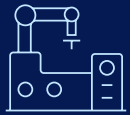
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Property Highlights



± 88,164 SF

State of the Art Building Ideal For:
Advanced Manufacturing
Aerospace
Cold Storage/Food Processing
Distribution



±7,121 SF

Two Story Office



2,000 Amp

Main Switchgear
(277/480 Volt, 3 Phase);
Expandable to 10,000 Amps



Ninety-five (95)

Auto Parking Stalls



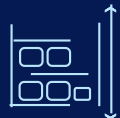
**9 Dock High
Loading Doors**

(9'x10') with Two (2) 35,000 LB.
Capacity Mechanical Dock
Levelers



**1 Ground Level
Loading Door**

(12'x14')



**32' Min
Clear Height**

Throughout Warehouse



ESFR Sprinkler System

K-17 Heads
@ 52 PSI



52' X 60'

Typical Column Spacing;
60' Speed Bay



±130'

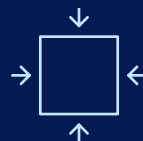
Truck Court Depth

(Fenced/Secured/Gated)



2.5%

Skylights



Flat Floor

6" Slab Thickness, 4,000 PSI



100% Concrete

Site Parking



Four Level 2 EV

Charging Stations
(Expandable)



21.6 KW Solar PV

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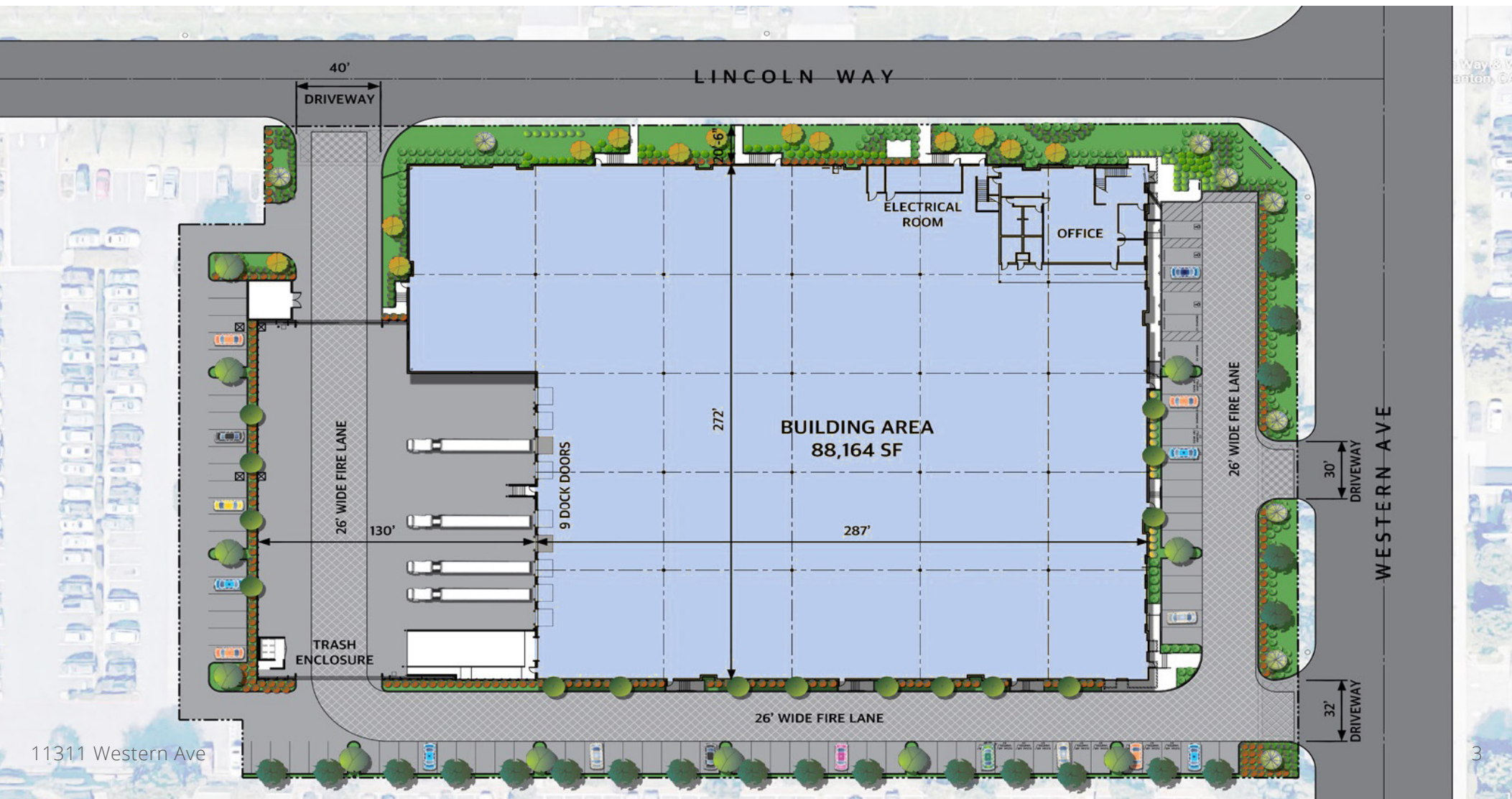
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Site Plan



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Corporate Neighbors



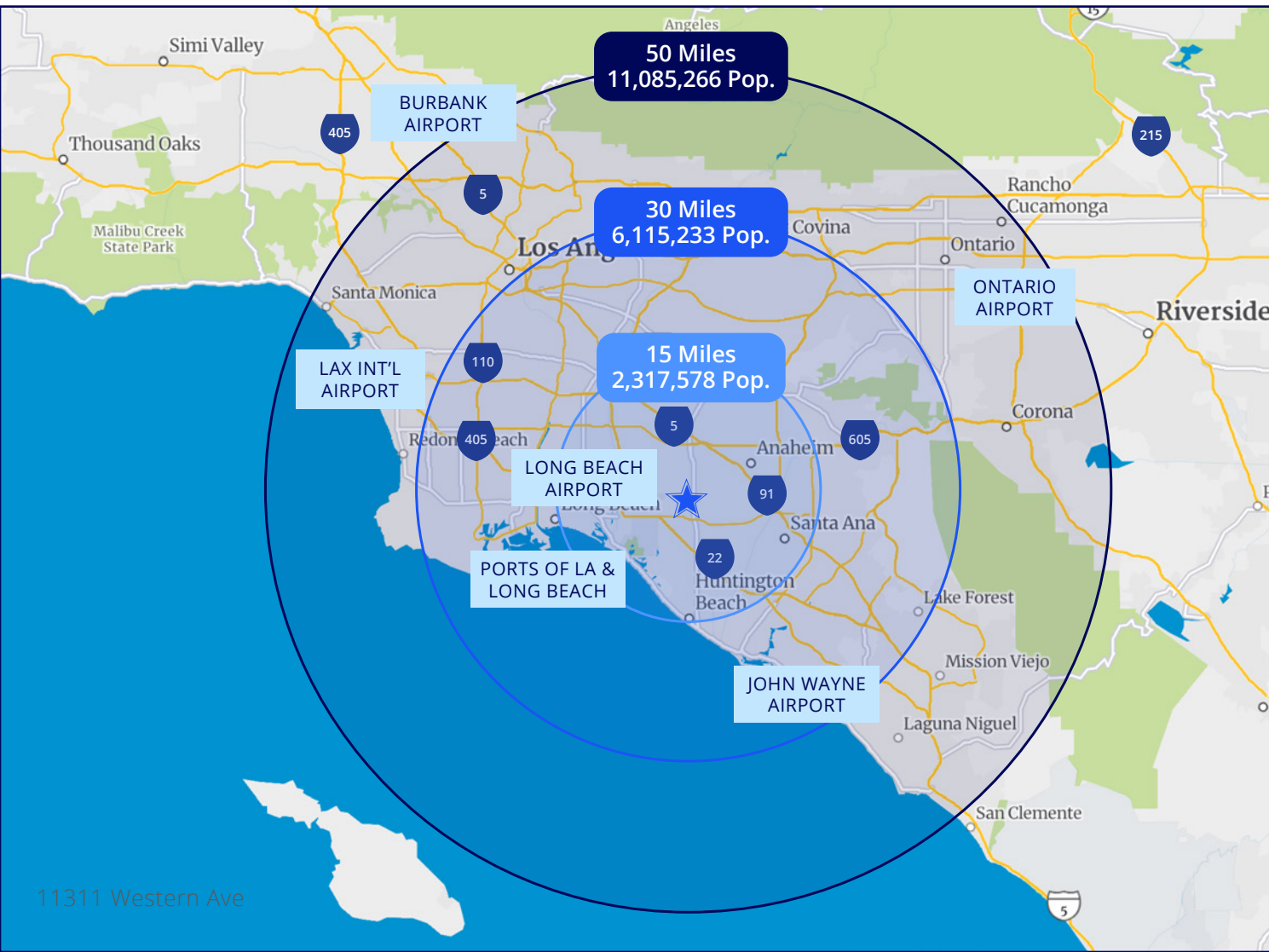
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Location Overview



±21 Miles
Port of Long Beach

±21 Miles
Port of Los Angeles



±9 Miles
Long Beach Airport

±14 Miles
John Wayne Airport

±30 Miles
LAX Airport



±2 Miles
CA-22 Freeway

±3 Miles
I-405 Freeway

±5 Miles
I-5, I-605 & SR-91
Freeways

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