

FOR SALE | LEASE

11311 Western Ave

GARDEN GROVE, CA, 92841



SCANNELL
PROPERTIES

Colliers

CONSTRUCTION COMPLETE

POWER EXPANDABLE TO 10,000 AMPS



±88,164 SF Advanced Manufacturing Building with Heavy Power

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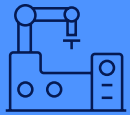
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Property Highlights



± 88,164 SF

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



±7,121 SF

Two Story Office



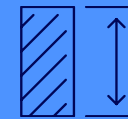
2,000 Amp

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



Ninety-five (95)

Auto Parking Stalls
Expandable to 129 Stalls



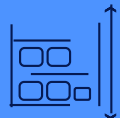
9 Dock High Loading Doors

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



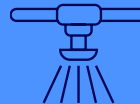
Ground Level Loading Doors

(12'x14')



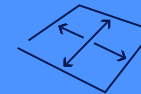
32' Min Clear Height

Throughout Warehouse



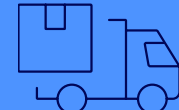
ESFR Sprinkler System

K-17 Heads
@ 52 PSI



52' X 60'

Typical Column Spacing;
60' Speed Bay



±130'

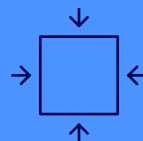
Truck Court Depth

(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

System with 9.1 KW Battery
Storage System

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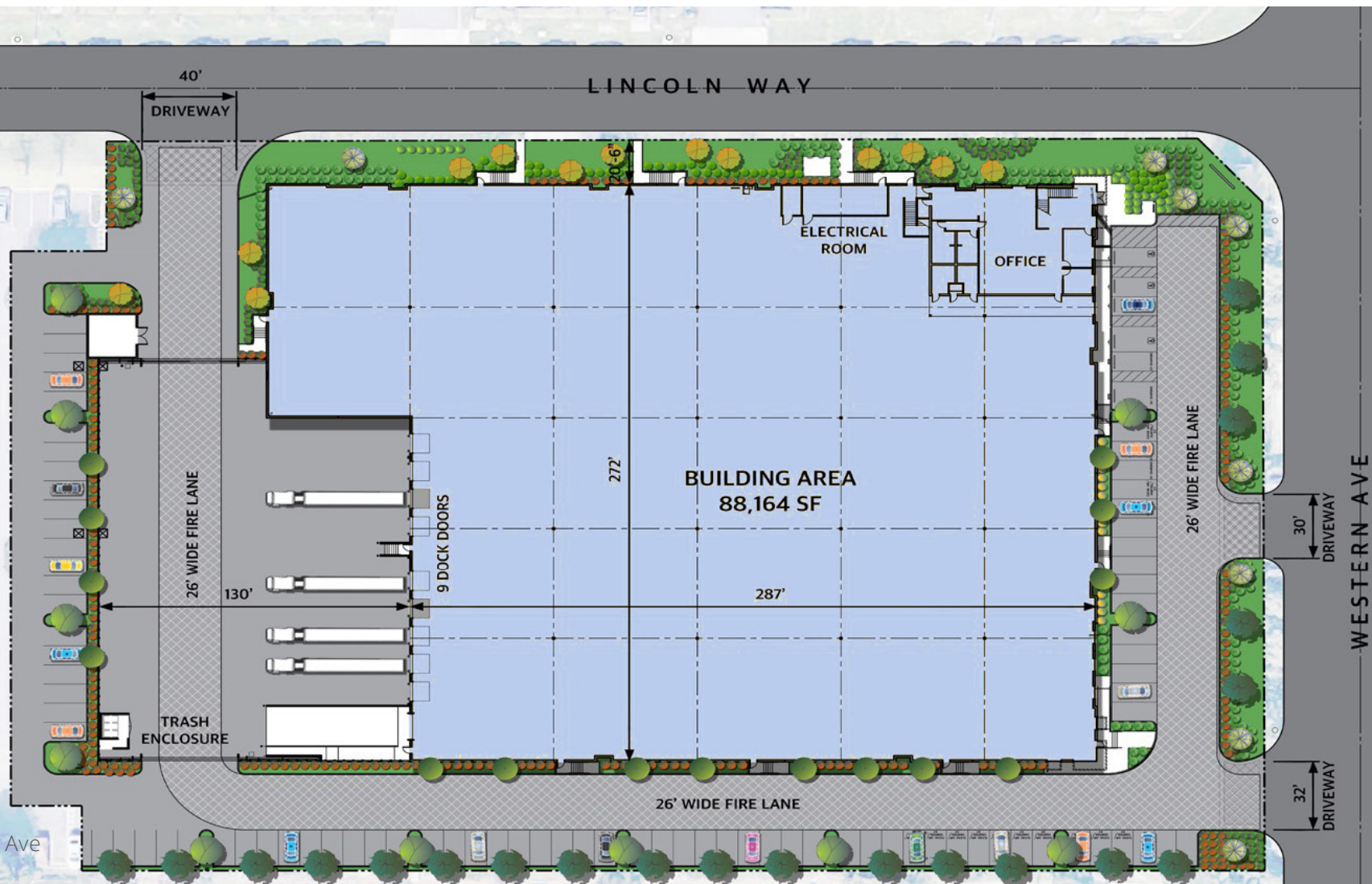
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Site Plan



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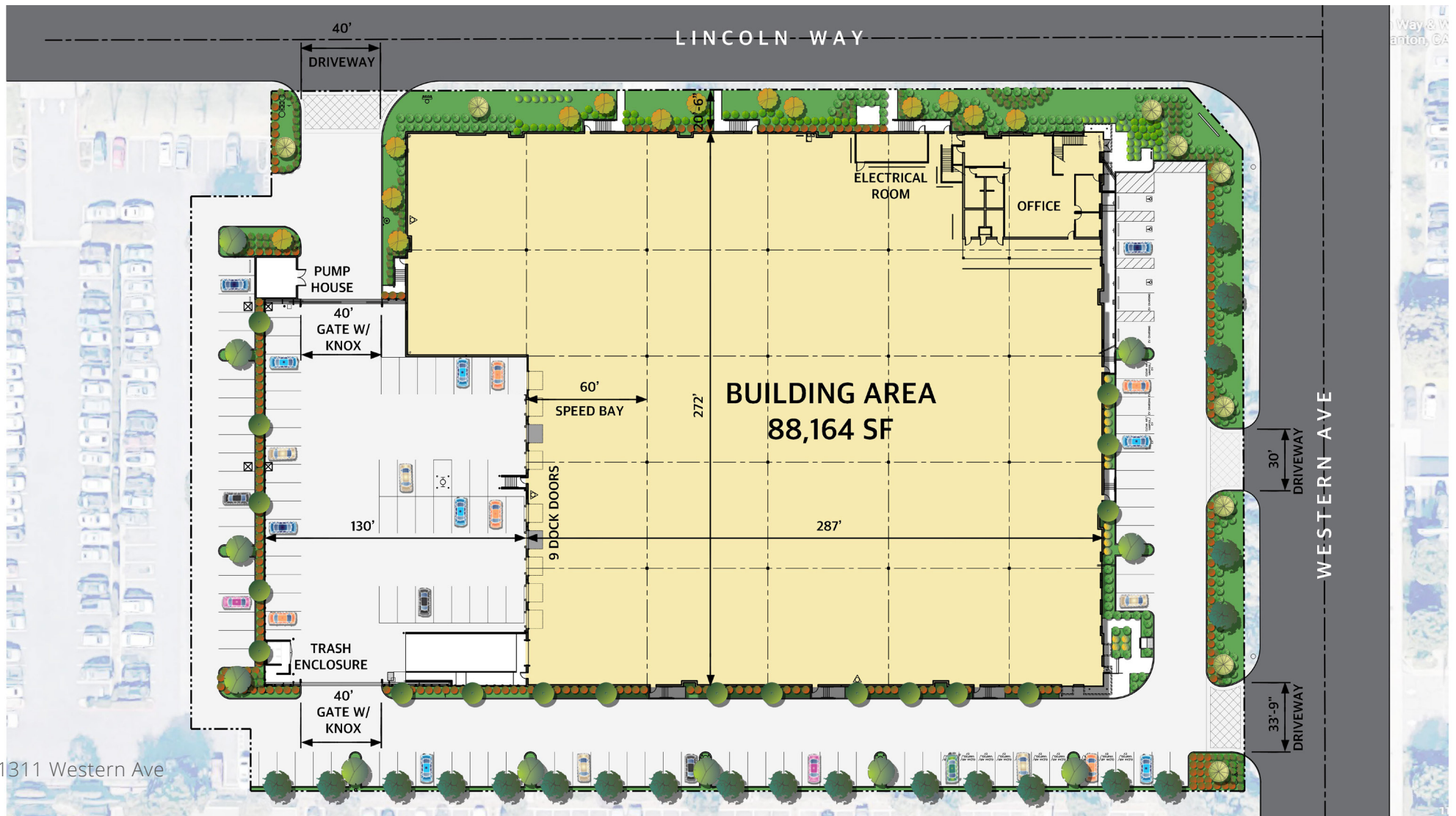
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Hypothetical Expanded Parking Plan



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Corporate Neighborhood for Aerospace & Manufacturing



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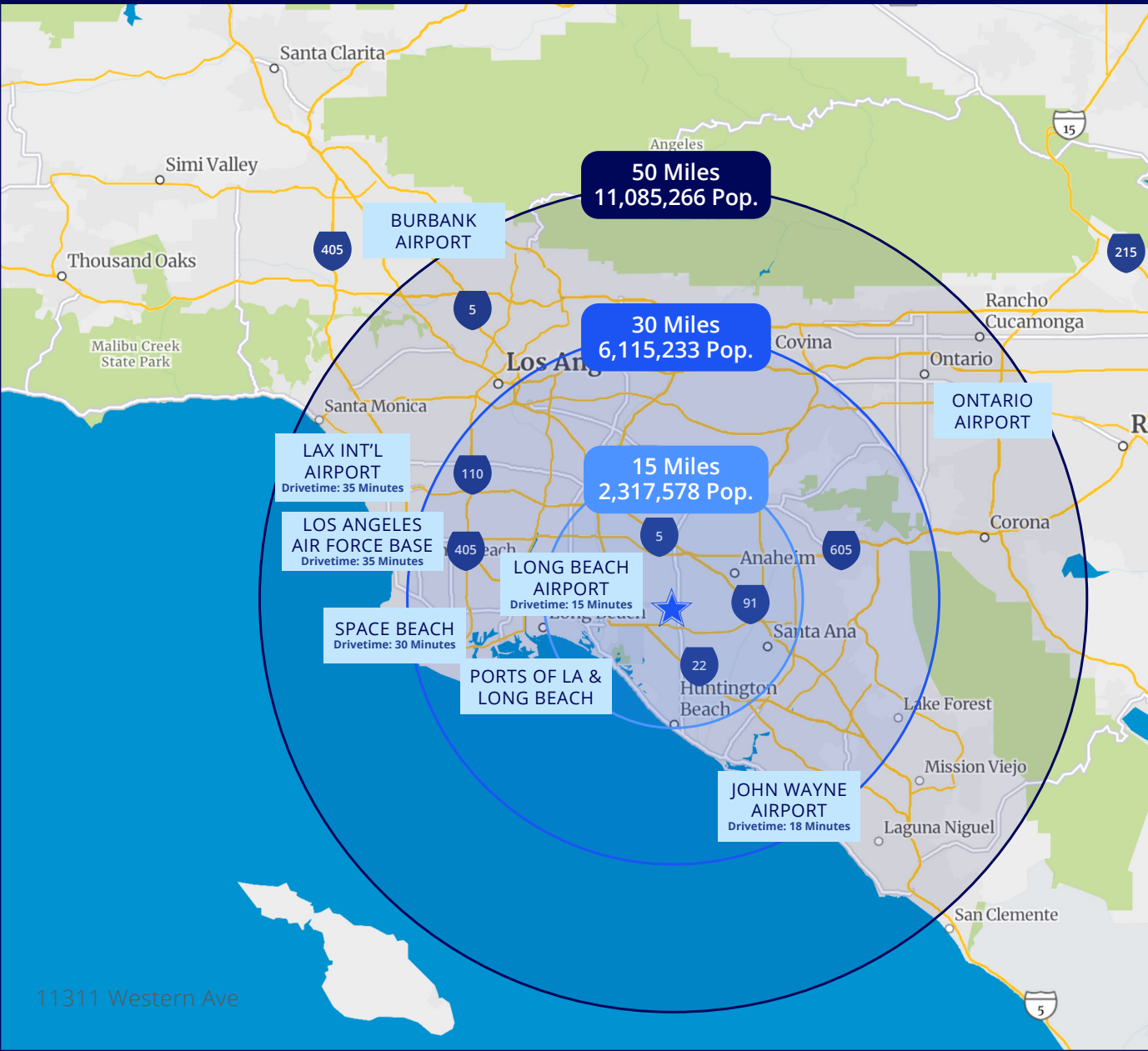
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±21 Miles
Port of Long Beach

±21 Miles
Port of Los Angeles



±9 Miles
Drivetime: ±15 Minutes
Long Beach Airport

±14 Miles
Drivetime: ±18 Minutes
John Wayne Airport

±25 Miles
Drivetime: ±30 Minutes
Space Beach

±29 Miles
Drivetime: ±35 Minutes
LAX Airport

±30 Miles
Drivetime: ±35 Minutes
Los Angeles Air Force Base



±2 Miles
CA-22 Freeway

±3 Miles
I-405 Freeway

±5 Miles
I-5, I-605 & SR-91 Freeways

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