



High Image, State-of-the-Art Industrial Building
Outstanding West Orange County Location
Leed Silver Certification



BRAND NEW 97,896 SF CLASS A INDUSTRIAL AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY

12822 Monarch Street, Garden Grove, CA



NEWMARK



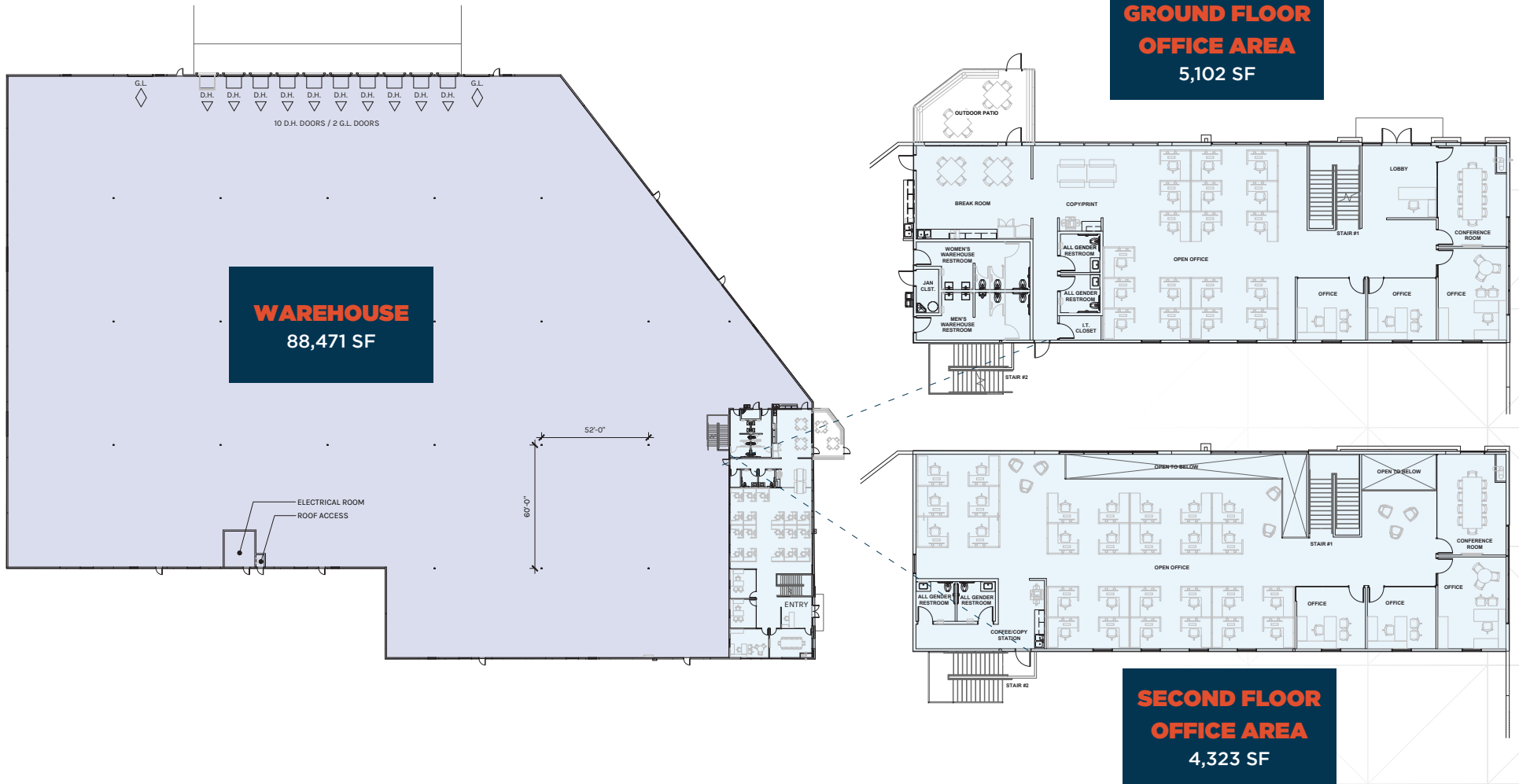
PROPERTY HIGHLIGHTS

- 9,425 SF of Corporate Image Office Area (Two Story)
- 32' minimum warehouse ceiling clearance
- ESFR sprinkler system
- 10 dock-high loading doors
- 2 ground level loading doors
- Concrete throughout loading area
- Fenced and secured site
- Power capacity: 2,000 amps



ESG/LEED SILVER CERTIFICATION FEATURES

- Touchless plumbing & water efficient fixtures
- Water bottle filling station
- Motion sensor LED lighting throughout
- Water efficient landscaping
- Outdoor patio for employee breaks & lunches
- Economizers added to the conference rooms
- New storefront system with low solar heat gain
- All office finishes use low VOC materials
- New HVAC rooftop units with indoor air quality measures to include: MERV 13 filters Ion generators, UV lights, and CO2 monitors are indicated on units
- HVLS fans at loading dock speed bay
- Electrical outlets at each dock position
- Clean air parking stalls



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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**2 STORY
OFFICE
9,425 SF**



Rendering Street View

12822 MONARCH STREET



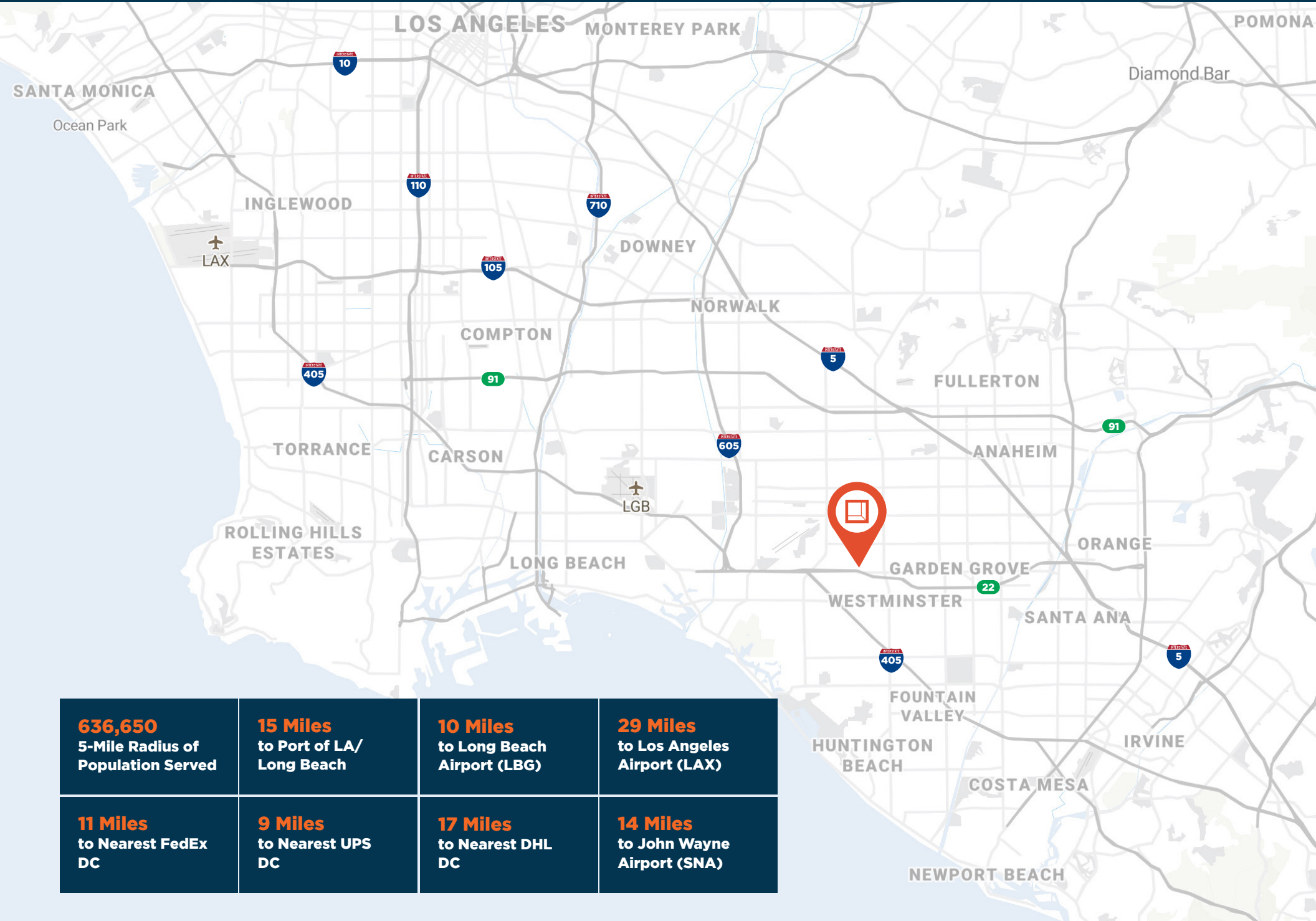
Rendering Rear Loading Area

12822 MONARCH STREET

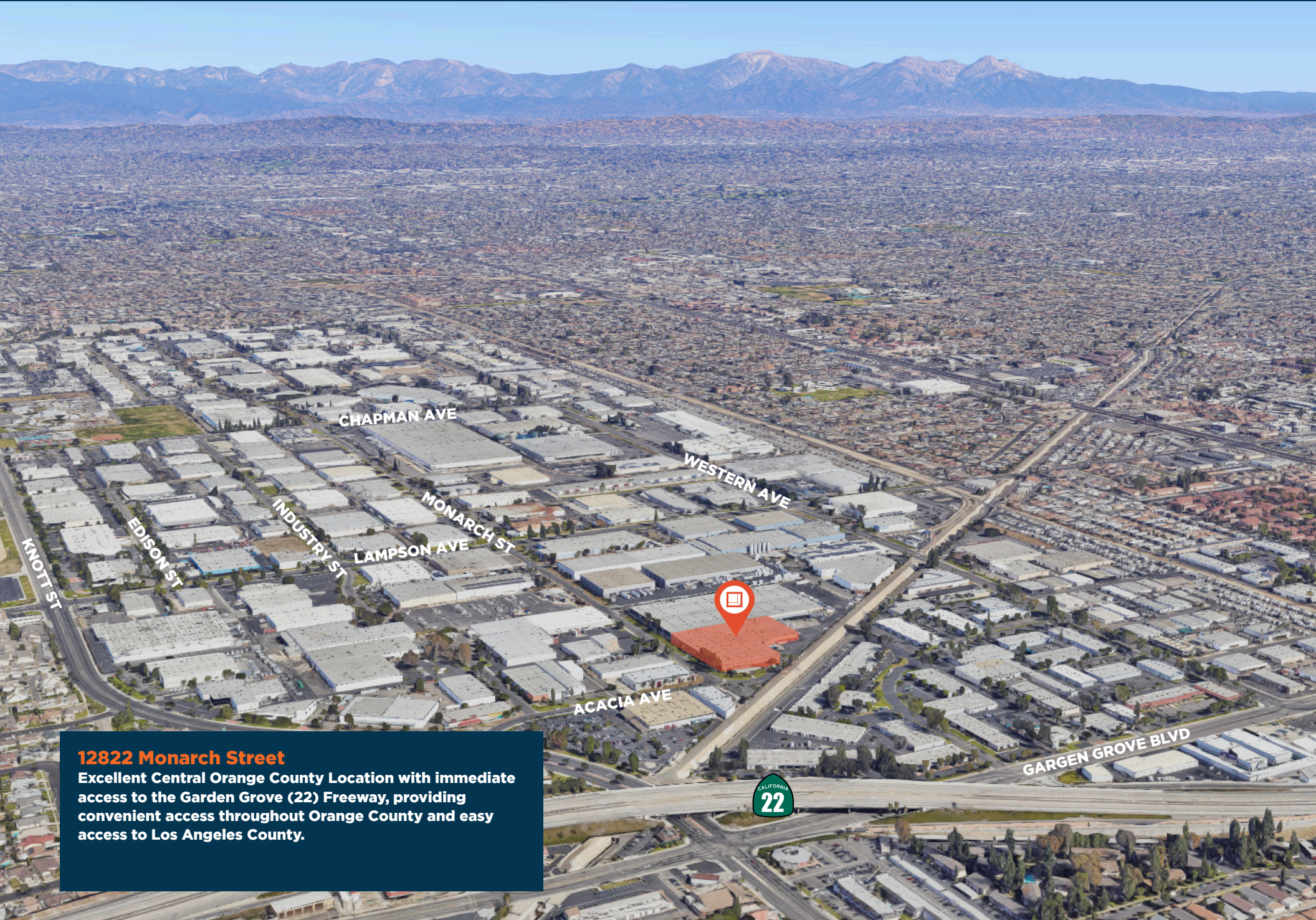


Property Location

12822 MONARCH STREET



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|---|---|---|--|
| 636,650 5-Mile Radius of Population Served | 15 Miles to Port of LA/ Long Beach | 10 Miles to Long Beach Airport (LGB) | 29 Miles to Los Angeles Airport (LAX) |
| 11 Miles to Nearest FedEx DC | 9 Miles to Nearest UPS DC | 17 Miles to Nearest DHL DC | 14 Miles to John Wayne Airport (SNA) |



12822 Monarch Street

Excellent Central Orange County Location with immediate access to the Garden Grove (22) Freeway, providing convenient access throughout Orange County and easy access to Los Angeles County.



**Rexford
Industrial**

Leasing Contacts

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