

**Rate Reduced: Now \$1.35 NNN**



**For Lease**

**23,144 SF**

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

**12772 MONARCH STREET, GARDEN GROVE, CA**

**ORANGE COUNTY**

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**NEWMARK**



**Rexford  
Industrial**

## Excellent West Orange County Manufacturing/Distribution Facility

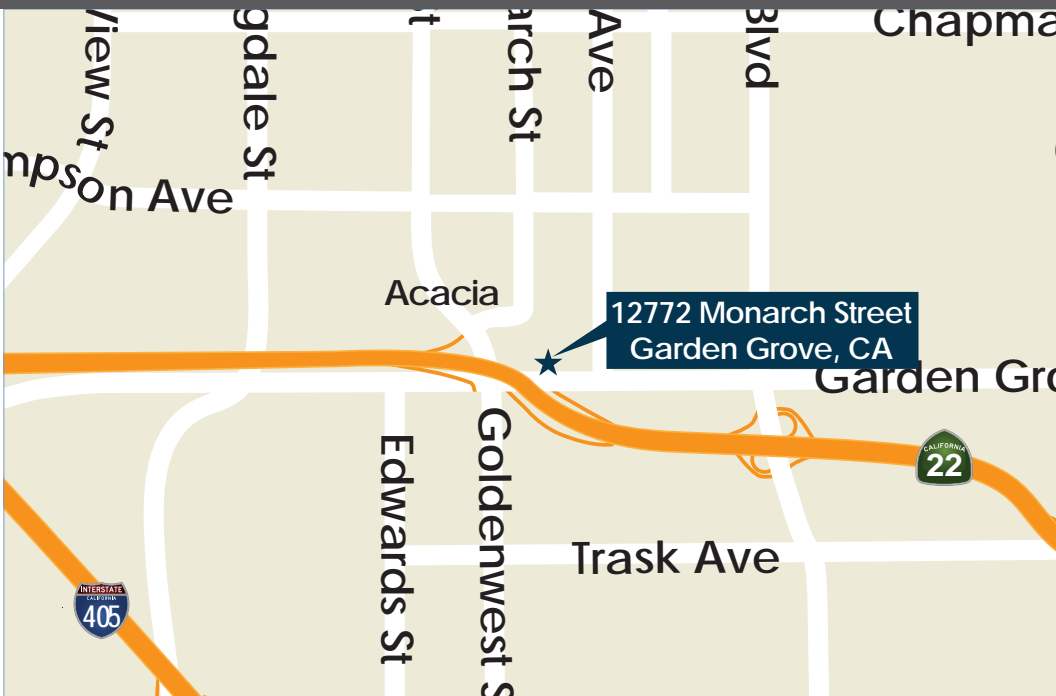
- Excellent West Orange County Manufacturing/Distribution Facility
- Approximately 1,623 SF of Renovated Office Area
- 21' Minimum Warehouse Ceiling Clearance
- Fully Fire Sprinklered
- One (1) Ground Level Loading Door
- Fully Fenced and Secured Site
- One (1) Interior Truckwell
- Approximate 1.0:1,000 S.F. Parking Ratio
- Shop Restrooms
- Power Capacity: 400 Amps, 277/480 Volts (Tenant to verify)
- Excellent Garden Grove Location with immediate access to the Garden Grove (22) Freeway, providing convenient access throughout Orange County and easy access to Los Angeles County

# For Lease

12772 MONARCH STREET, GARDEN GROVE, CA

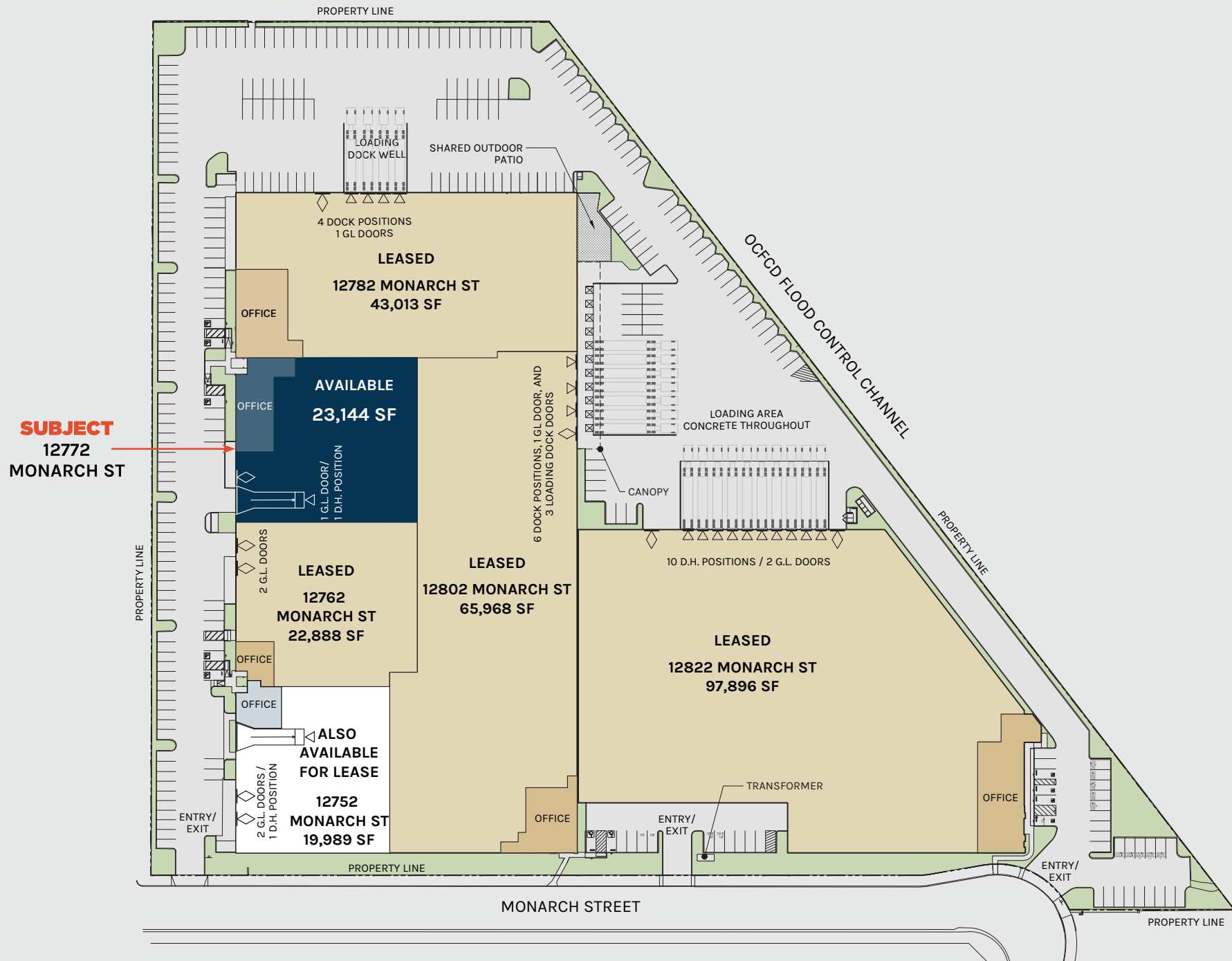
**23,144 SF**

ORANGE COUNTY



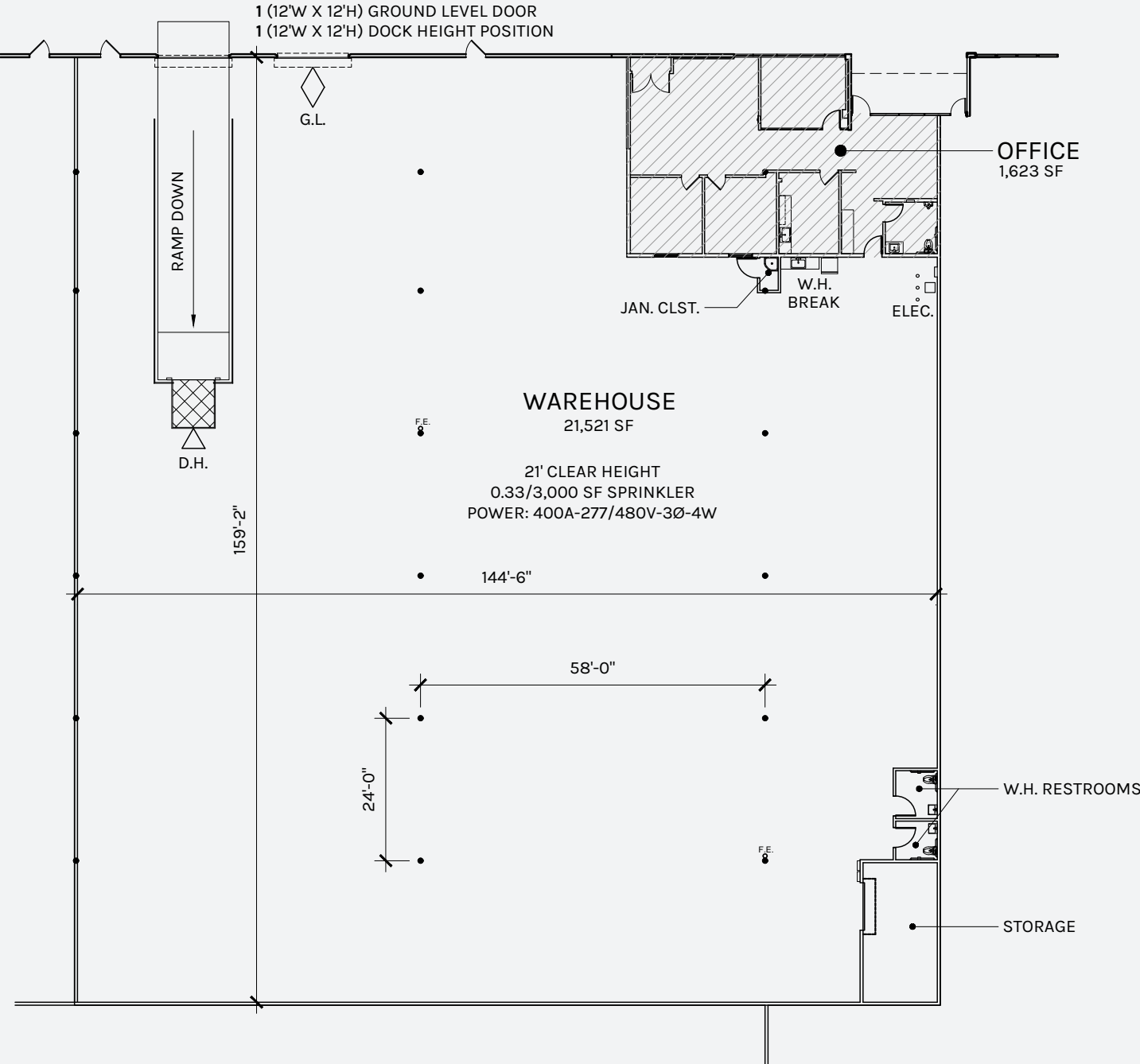
# SITE PLAN

12772 MONARCH STREET

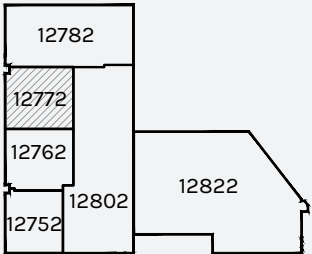


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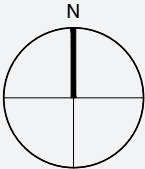
# OVERALL FLOOR PLAN - 23,144 SF



## KEY PLAN



WAREHOUSE: 21,521 SF  
OFFICE: 1,623 SF  
TOTAL: 23,144 SF



SCALE: 1" = 30'-0"

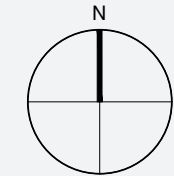
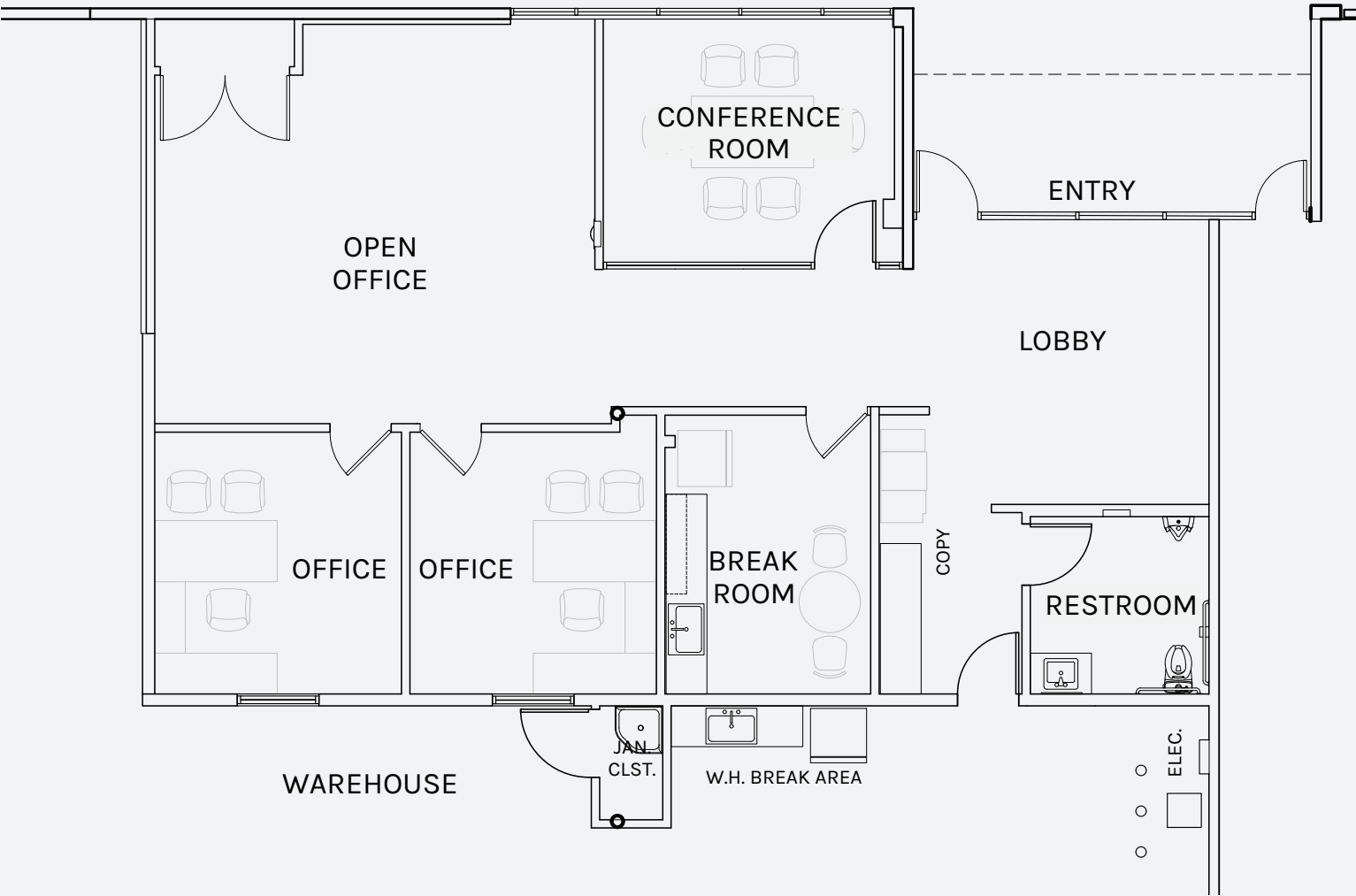
OFFICE PLAN - 1,623 SF

WAREHOUSE: 21,521 SF

OFFICE: 1,623 SF

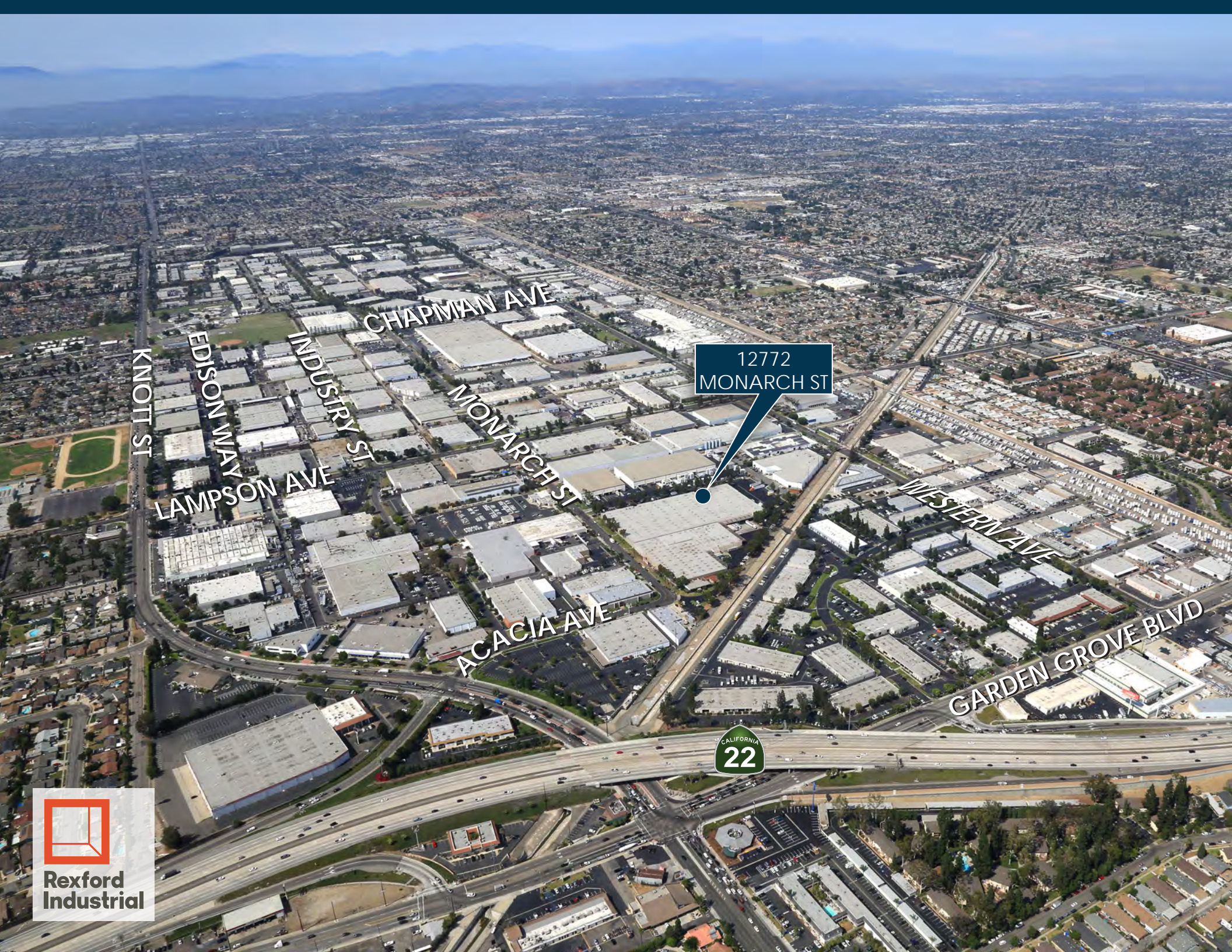
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TOTAL: 23,144 SF



SCALE: 1" = 10'-0"





KNOTT ST

EDISON WAY

LAMPSON AVE

INDUSTRY ST

CHAPMAN AVE

MONARCH ST

ACACIA AVE

WESTERN AVE

GARDEN GROVE BLVD

12772  
MONARCH ST

CALIFORNIA  
22



Rexford  
Industrial