

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

FOR INFORMATION, CONTACT:

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NEWMARK

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**Rexford
Industrial**

Excellent West Orange County Manufacturing/Distribution Facility

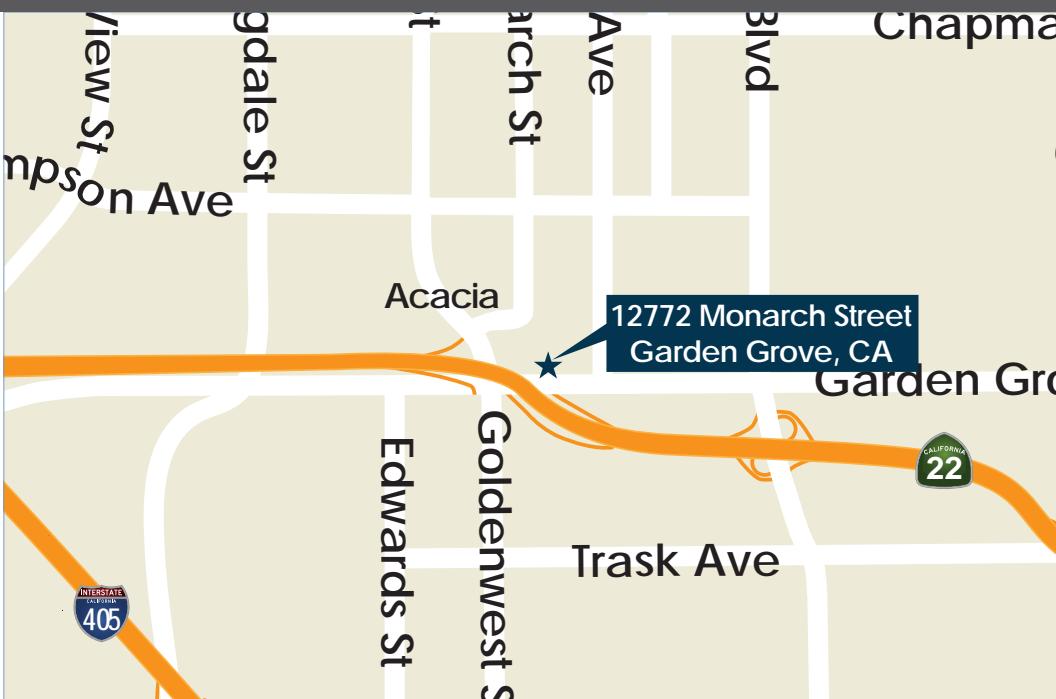
- Excellent West Orange County Manufacturing/Distribution Facility
- Approximately 1,623 SF of Renovated Office Area
- 21' Minimum Warehouse Ceiling Clearance
- Fully Fire Sprinklered
- One (1) Ground Level Loading Door
- Fully Fenced and Secured Site
- One (1) Interior Truckwell
- Approximate 1.0:1,000 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

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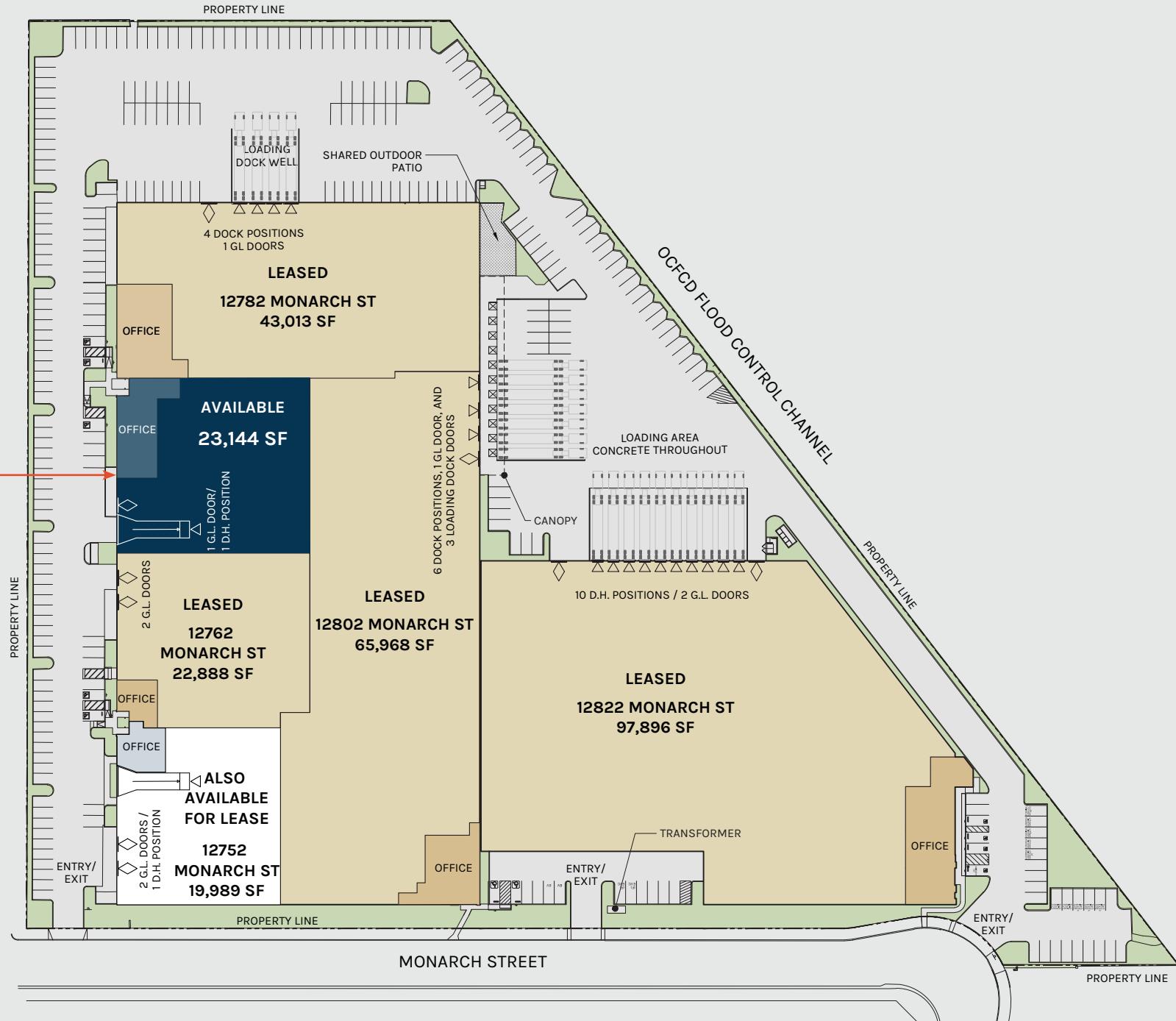
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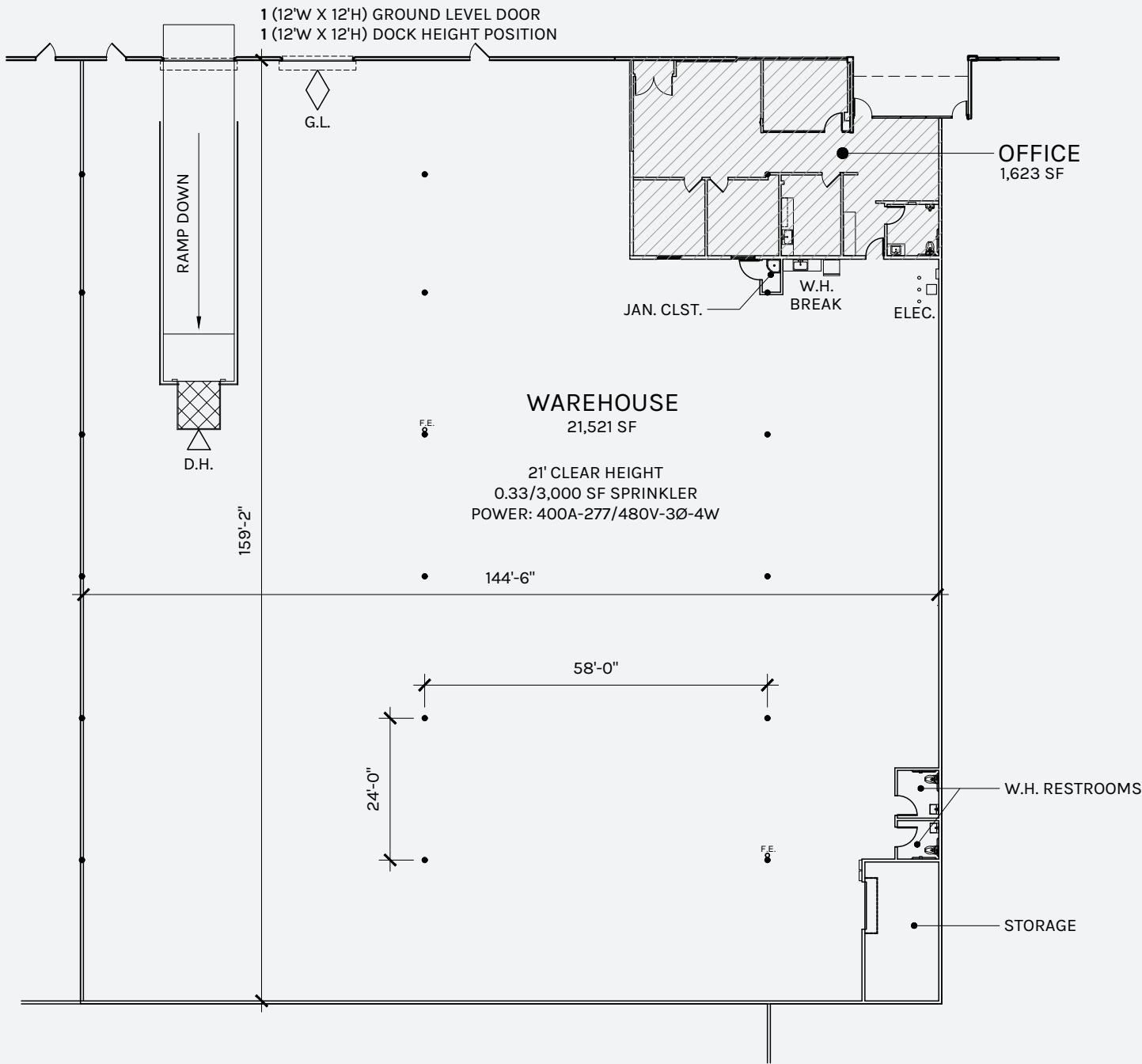
SITE PLAN

12772 MONARCH STREET



OVERALL FLOOR PLAN - 23,144 SF

12772 MONARCH STREET



OFFICE PLAN - 1,623 SF

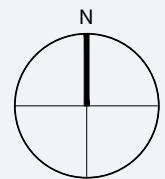
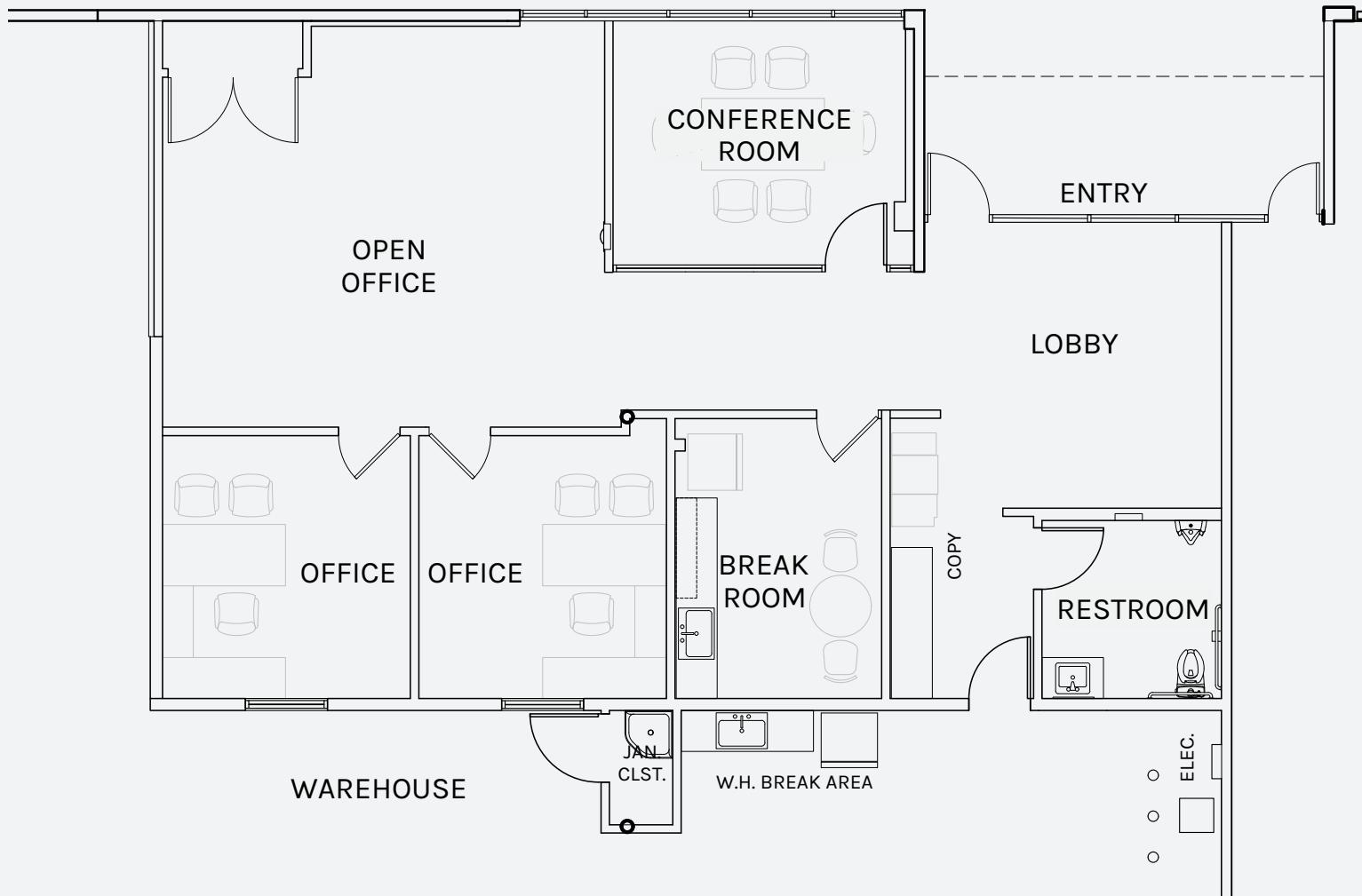
12772 MONARCH STREET



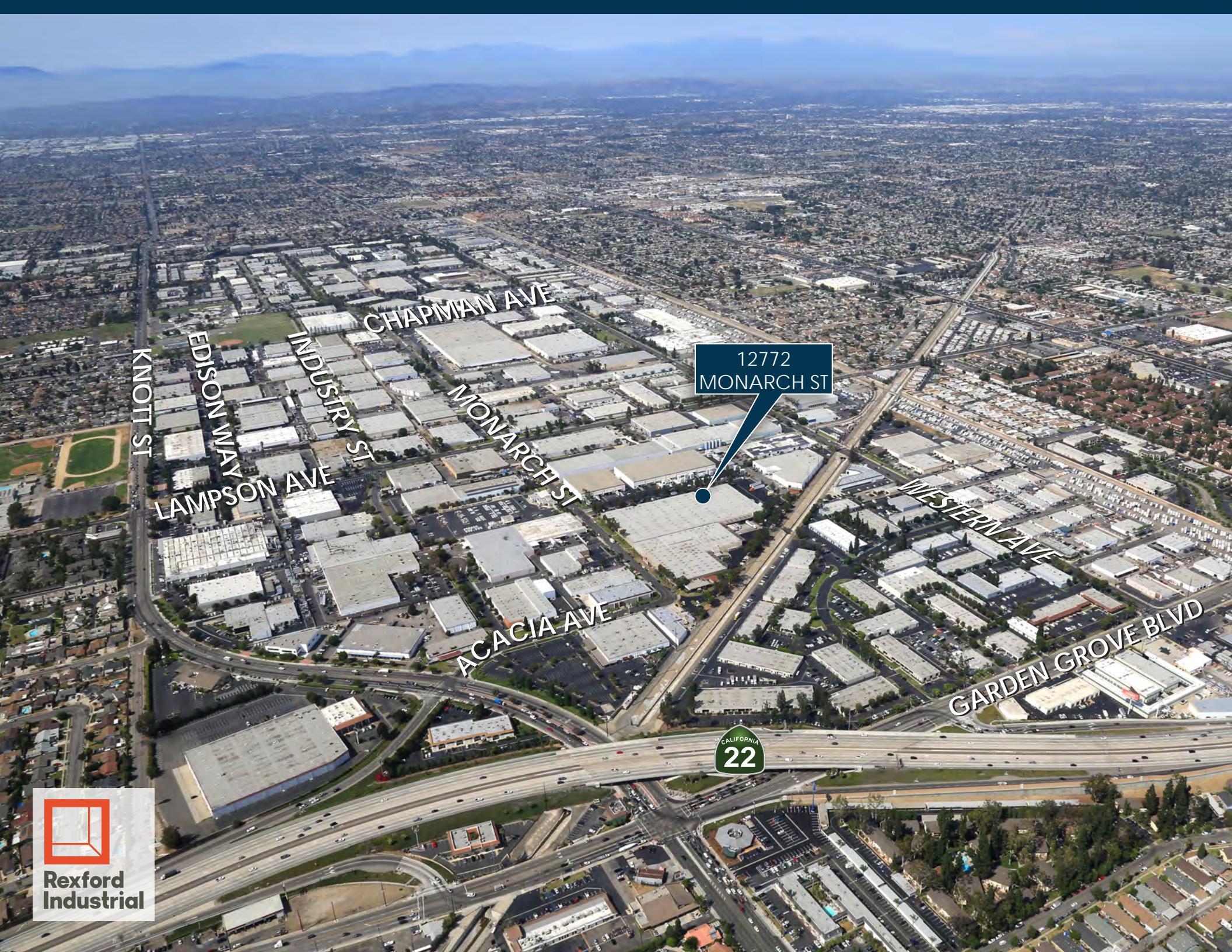
WAREHOUSE: 21,521 SF

OFFICE: 1,623 SF

TOTAL: 23,144 SF



SCALE: 1" = 10'-0"



Rexford
Industrial