

FOR SALE | LEASE

11311 WESTERN AVE

GARDEN GROVE, CA 92841

**Voit**  
REAL ESTATE SERVICES

Fully Entitled  
and Shovel  
Ready

±88,164 SF FREESTANDING INDUSTRIAL BUILDING

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REAL ESTATE SERVICES

**CLIENT**  
RESOURCE GROUP

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806  
714.978.7880 • 714.978.9431 Fax • Lic #01991785  
www.VoitCo.com

**STAN S. KWAK**  
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PROPERTIES

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## Property Features

- ± 88,164 Square Foot State of the Art Distribution Building
- ±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
- Nine (9) Dock High Loading Doors (9'x10') with Two (2) 35,000 LB. Capacity Mechanical Dock Levelers
- One (1) Ground Level Loading Door (12'x14')
- 32' Min Clear Height Throughout Warehouse (60' max building height approved)
- 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 (4) Level 2 EV Charging Stations (Expandable)
- 21.6 KW Solar PV System with 9.1 KW Battery Storage System



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## Site Plan



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## Voit

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±21 Miles

PORT OF LOS ANGELES

±20 Miles

PORT OF LONG BEACH



±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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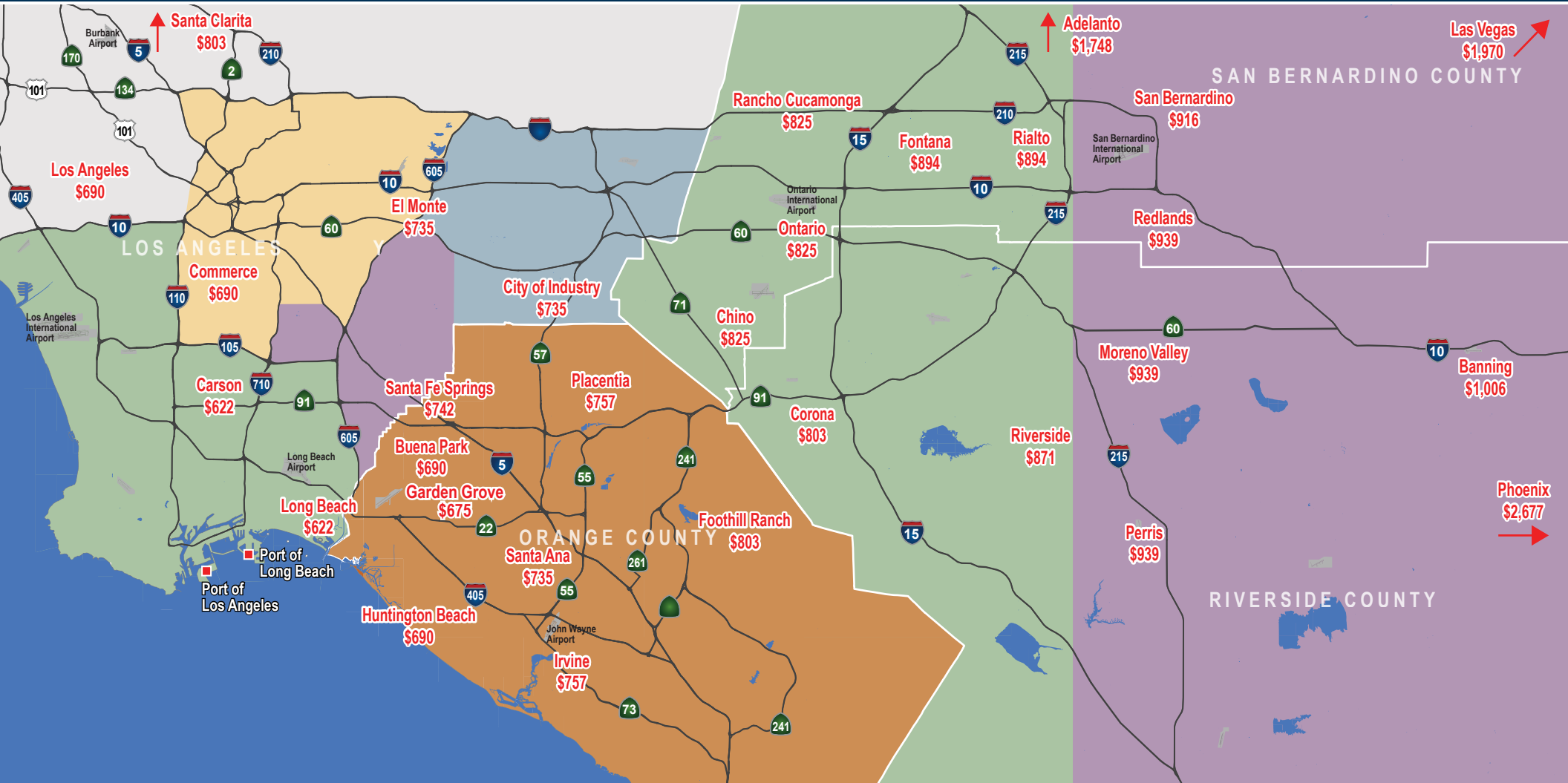
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## Estimated Drayage Costs 2024

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