

**MOVE-IN-READY IMPROVEMENTS**

**FOR LEASE**

**7375 CHAPMAN  
AVENUE**

Garden Grove, CA 92841

**+45,896 SF**

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**HIGH IMAGE FREE STANDING INDUSTRIAL BUILDING**

- ✓ Eight (8) dock-high doors
- ✓ Move-in-ready improvements
- ✓ Fenced yard area



# Building

## Highlights

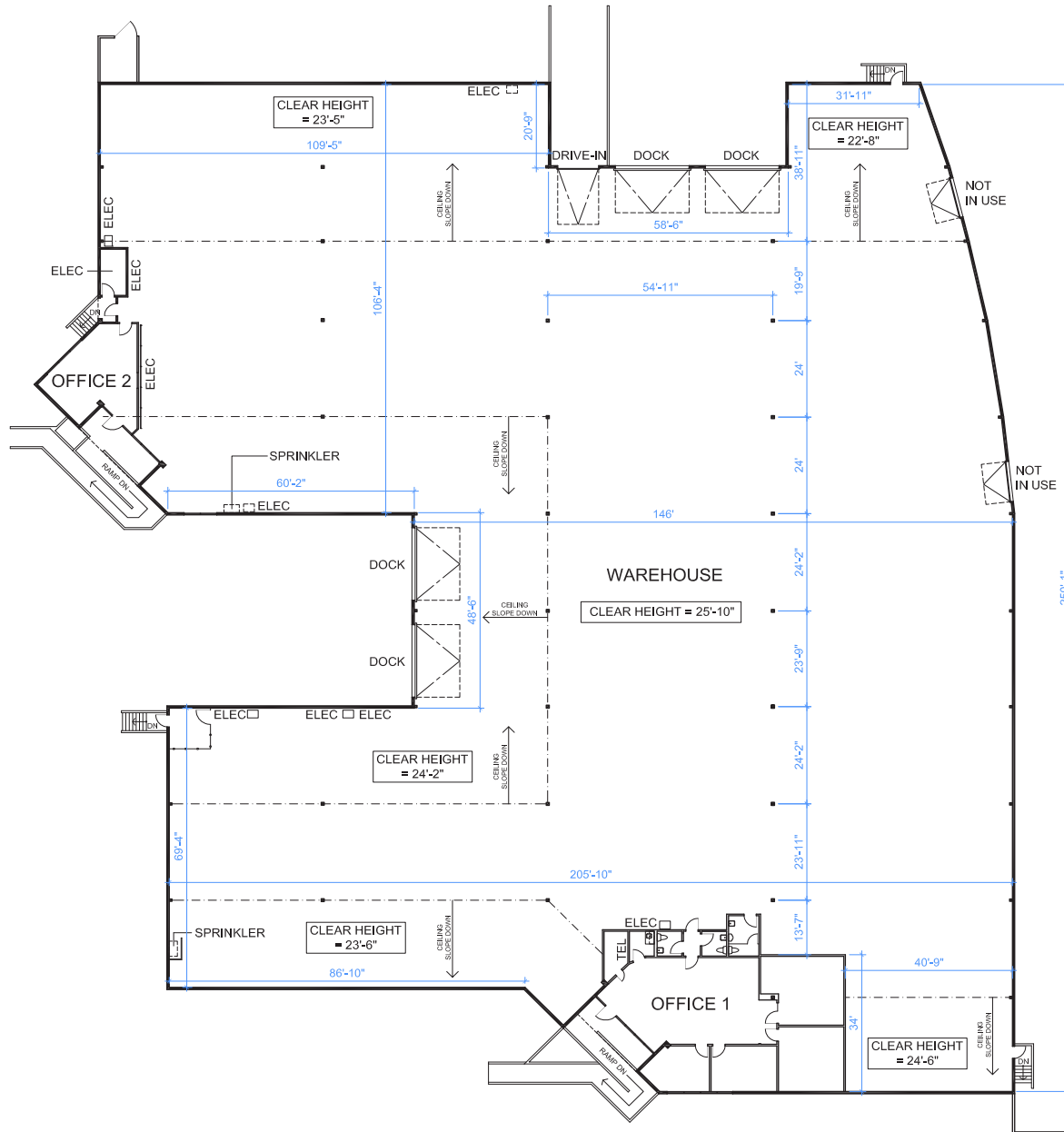


- ✓ **± 45,896 SF high image free standing industrial building**
- ✓ **± 43,232 SF warehouse space**
- ✓ **± 2,116 SF office space (459 SF secondary entry)**
- ✓ **± 22.6' – 25.1' warehouse clearance throughout**
- ✓ **Eight (8) dock-high doors**
- ✓ **One (1) grade level door**
- ✓ **2,000A, 277/480V, 3p/4w power supply (verify)**
- ✓ **Fire sprinklers (1.39 GMP / 960SF rated)**
- ✓ **Fenced yard**
- ✓ **Excellent West Orange County, Garden Grove Location**
- ✓ **Close Proximity to the SR-22, I-405 & I-605 Freeways**



# Floor

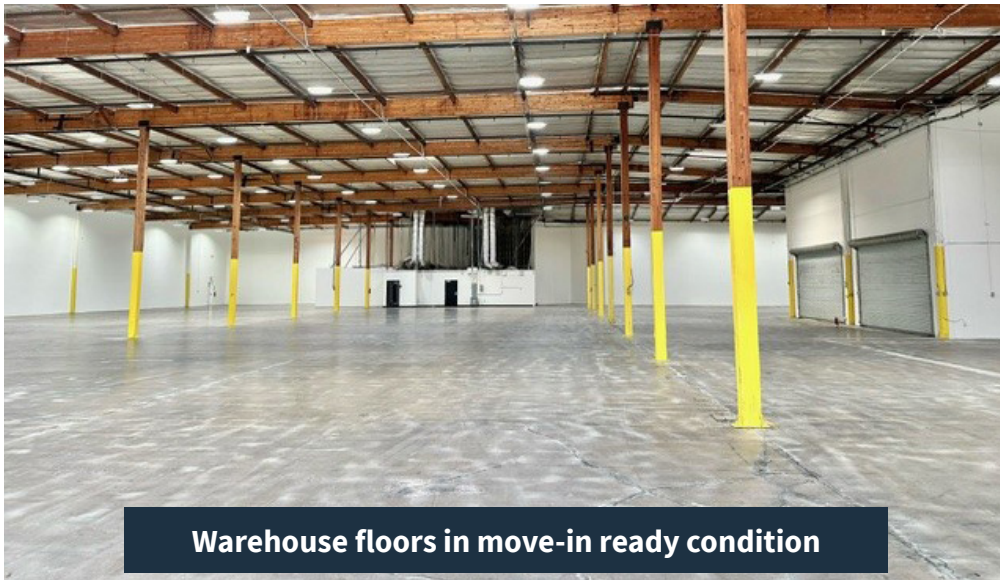
## Plan



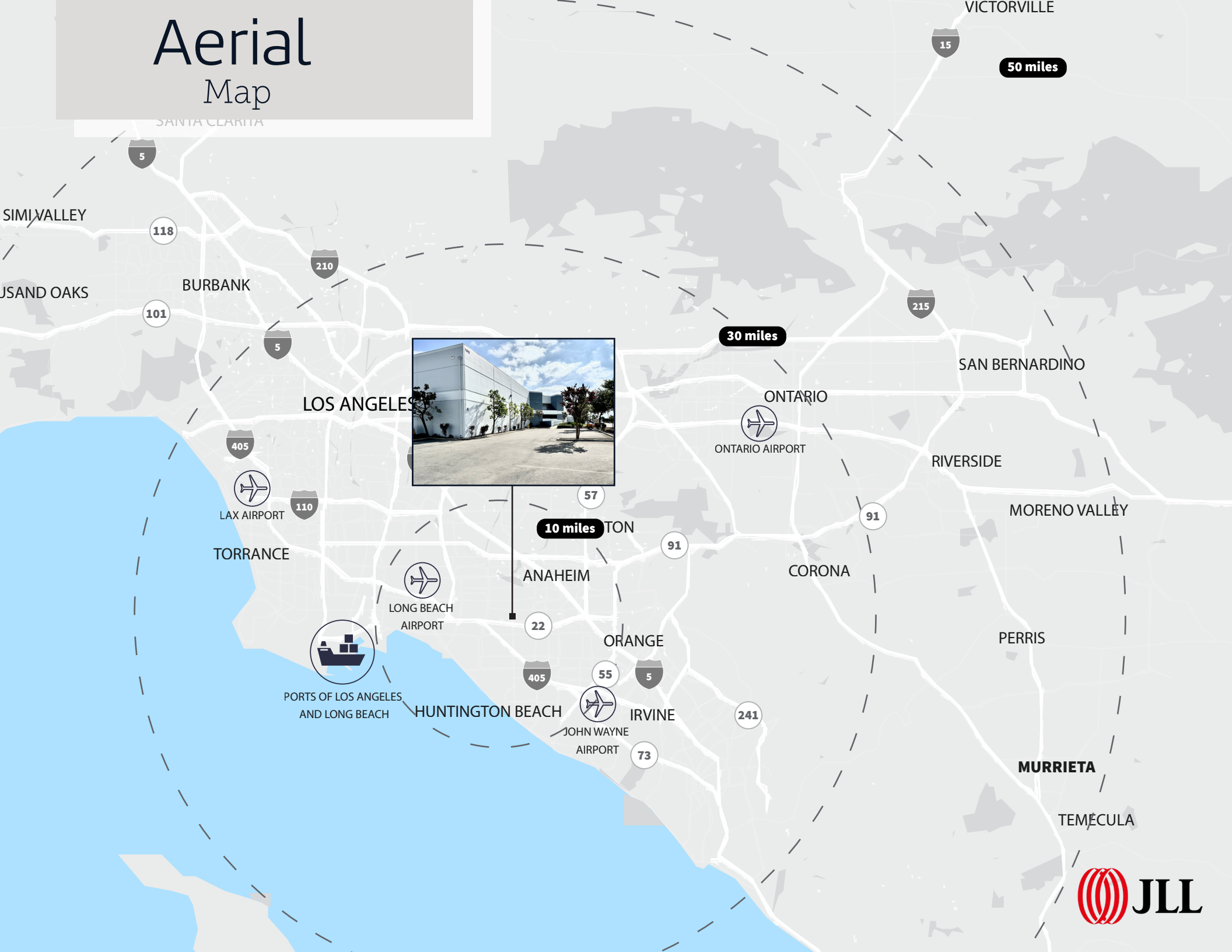
Approx. site, floorplan - not to scale

# Property

## Photos



# Aerial Map



10 miles

30 miles

50 miles



**Contact us:**

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