

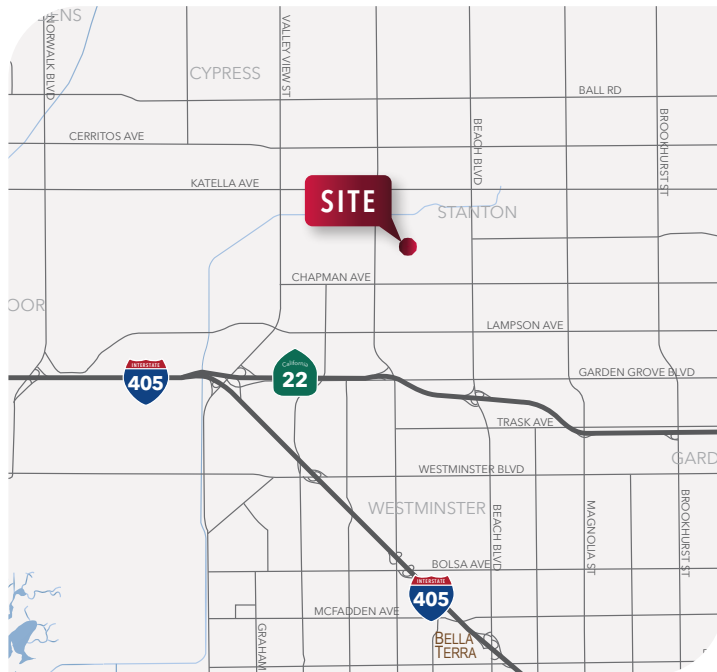
# ±13,357 SF SINGLE STORY INDUSTRIAL/FLEX SPACE AVAILABLE FOR SALE

11581 Monarch St, Garden Grove, CA



## PROPERTY HIGHLIGHTS

- Freestanding Building
- ±29,398 SF Lot
- Single Story Industrial/Flex Space
- Two (2) Ground Level Doors
- 16' Clear Height
- Fenced Parking/Yard
- 26 Parking Stalls
- Three (3) Restrooms
- No Association
- Easy Access to 22 & 405 Freeways



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## Office Photos



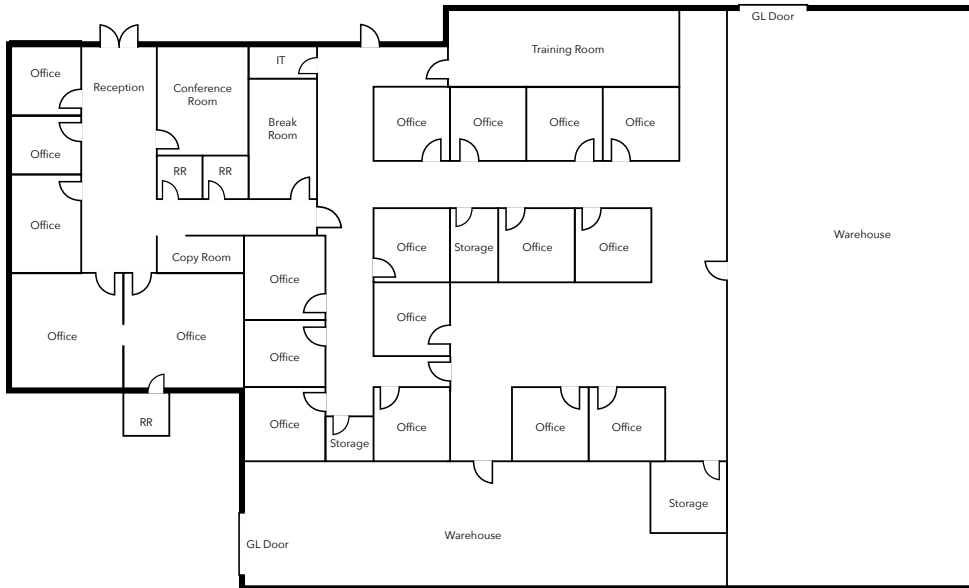
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## Current Floor Plan



Not to Scale



## Conceptual Floor Plan



Not to Scale



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## Aerial Photo



## Warehouse Photos



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