

# 1188 N Grove St, Anaheim

±17,200 SF Industrial Building



EAST ANAHEIM LOCATION



RARE MULTI-TENANT OWNER USER / INVESTOR OPPORTUNITY

*\*Prospective Tenant to Verify All Information*

# Project Features & Highlights\*

## ±17,200 SF Rare Multi-Tenant Building on ±1.12 AC

Variety of Units Sizes Ranging from ±1,300 SF to ±1,600 SF

±14' Warehouse Clear Height

Thirteen (13) Grade-Level Doors

100 Amps; 120/208 Volt, 3 Ph 4 Wire (each unit)

2.3:1,000 SF Parking Ratio (±40 spaces)

Small Fenceable Yard

Fully Fire Sprinklered

## Project Highlights

### Flexibility

- Occupy All or a Portion of the Building
- All Tenants on Month-to-Month Leases

East Anaheim Location

ML, Anaheim Zoning

Close Proximity to I-5, 57 & 91 Freeways







1188 N GROVE ST, ANAHEIM, CA



# Site Plan



# Rent Roll

UNIT	TENANT	SQUARE FEET	PSF	MONTH	LEASE EXPIRATION
A	Vacant	1,600 SF	-	-	-
B	Lee Fire	1,300 SF	\$0.85 PSF	\$1,105.00	Month to Month
C	The Boutique	1,300 SF	\$0.92 PSF	\$1,200.00	Month to Month
D	Linen X Press, Inc.*	1,300 SF	\$1.56 PSF	\$2,026.66	July 20, 2026
E	Linen X Press, Inc.*	1,300 SF	\$1.56 PSF	\$2,026.66	July 20, 2026
F	Linen X Press, Inc.*	1,300 SF	\$1.56 PSF	\$2,026.66	July 20, 2026
G	Linen X Press, Inc.*	1,300 SF	\$1.56 PSF	\$2,026.67	July 20, 2026
H	Linen X Press, Inc.*	1,300 SF	\$1.56 PSF	\$2,026.67	July 20, 2026
I	Linen X Press, Inc.*	1,300 SF	\$1.56 PSF	\$2,026.67	July 20, 2026
J	Linen X Press, Inc.*	1,300 SF	\$1.56 PSF	\$2,026.67	July 20, 2026
K	Linen X Press, Inc.*	1,300 SF	\$1.56 PSF	\$2,026.67	July 20, 2026
L	Linen X Press, Inc.*	1,300 SF	\$1.56 PSF	\$2,026.67	July 20, 2026
M	Garcia's Welding	1,300 SF	\$0.92 PSF	\$1,200.00	Month-to-Month
		17,200 SF		\$21,745.00	

Gross Rent

**\$1.25 PSF**

Net Rent

**\$1.03 PSF**

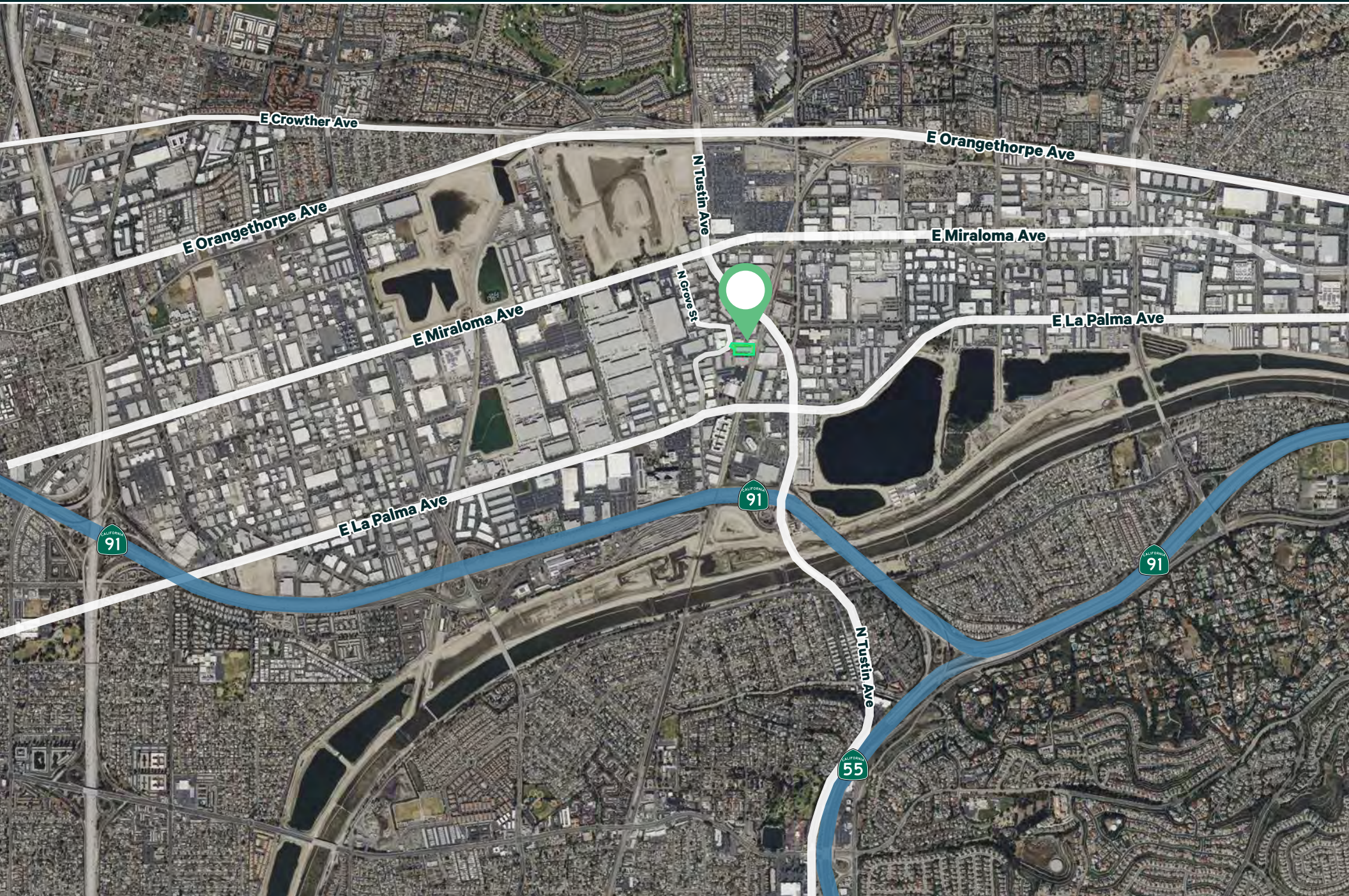
**\$17,765.06**

\*Linen X Press is in the process of moving out

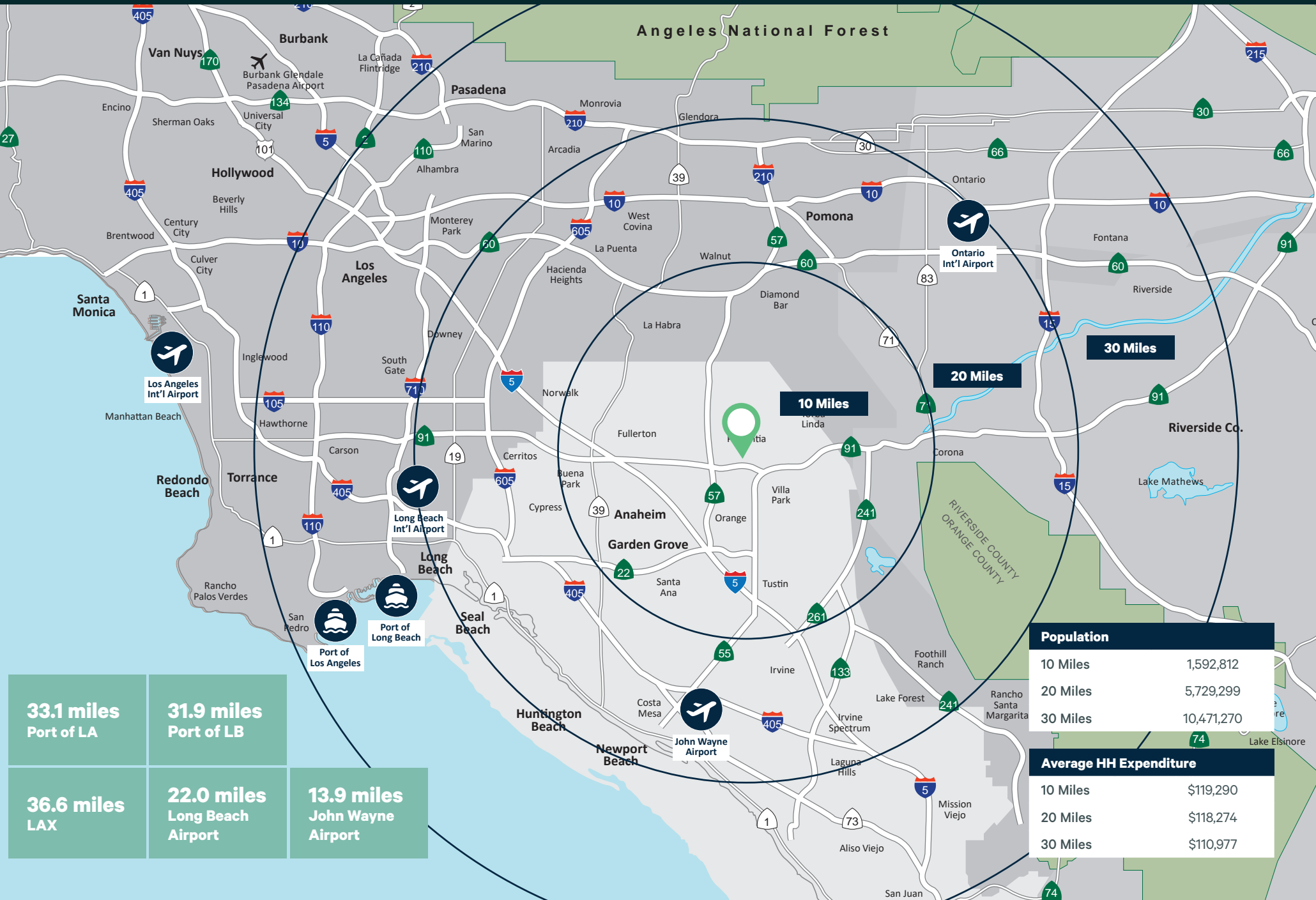


# Local Map

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# 1188 N Grove St

1188 North Grove Street, Anaheim, CA

**FOR SALE** | ±17,200 SF Industrial Building



**RARE MULTI-TENANT OWNER USER / INVESTOR OPPORTUNITY**

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