



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

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NEWMARK



**Rexford
Industrial**

Excellent West Orange County Manufacturing/Distribution Facility

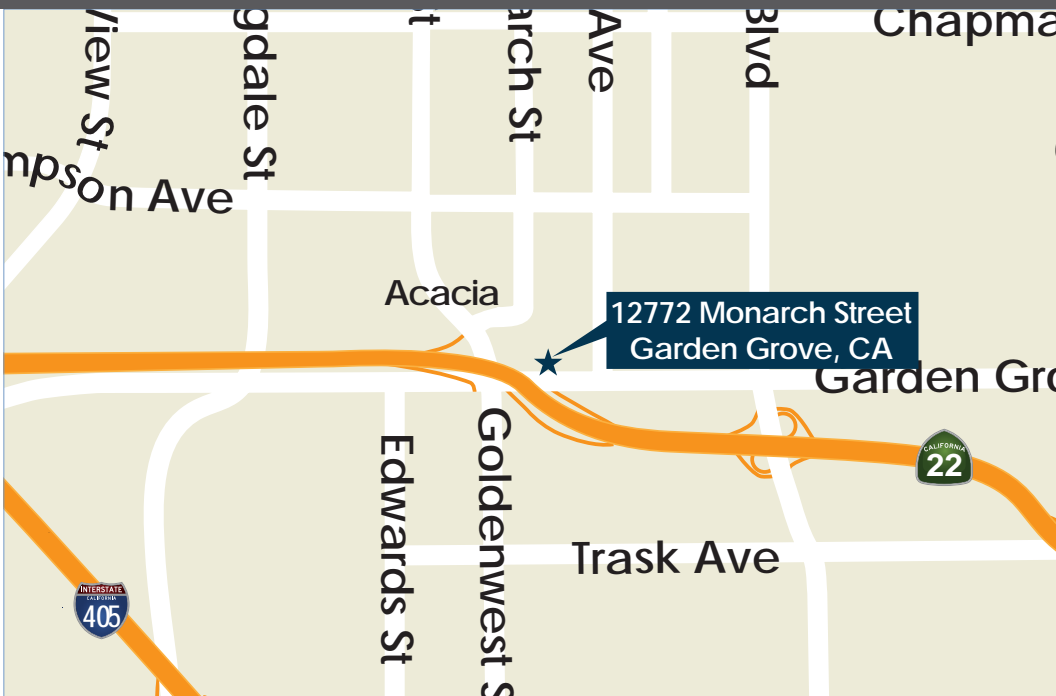
- Excellent West Orange County
- Manufacturing/Distribution Facility
- Approximately 3,027 SF of Renovated Office Area
- 21' Minimum Warehouse Ceiling Clearance
- Fully Fire Sprinklered
- One (1) Ground Level Loading Door
- Fully Fenced and Secured Site
- One (1) Interior Truckwell
- Approximate 1.0:1,000 S.F. Parking Ratio
- Shop Restrooms
- Power Capacity: 400 Amps, 277/480 Volts
- 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

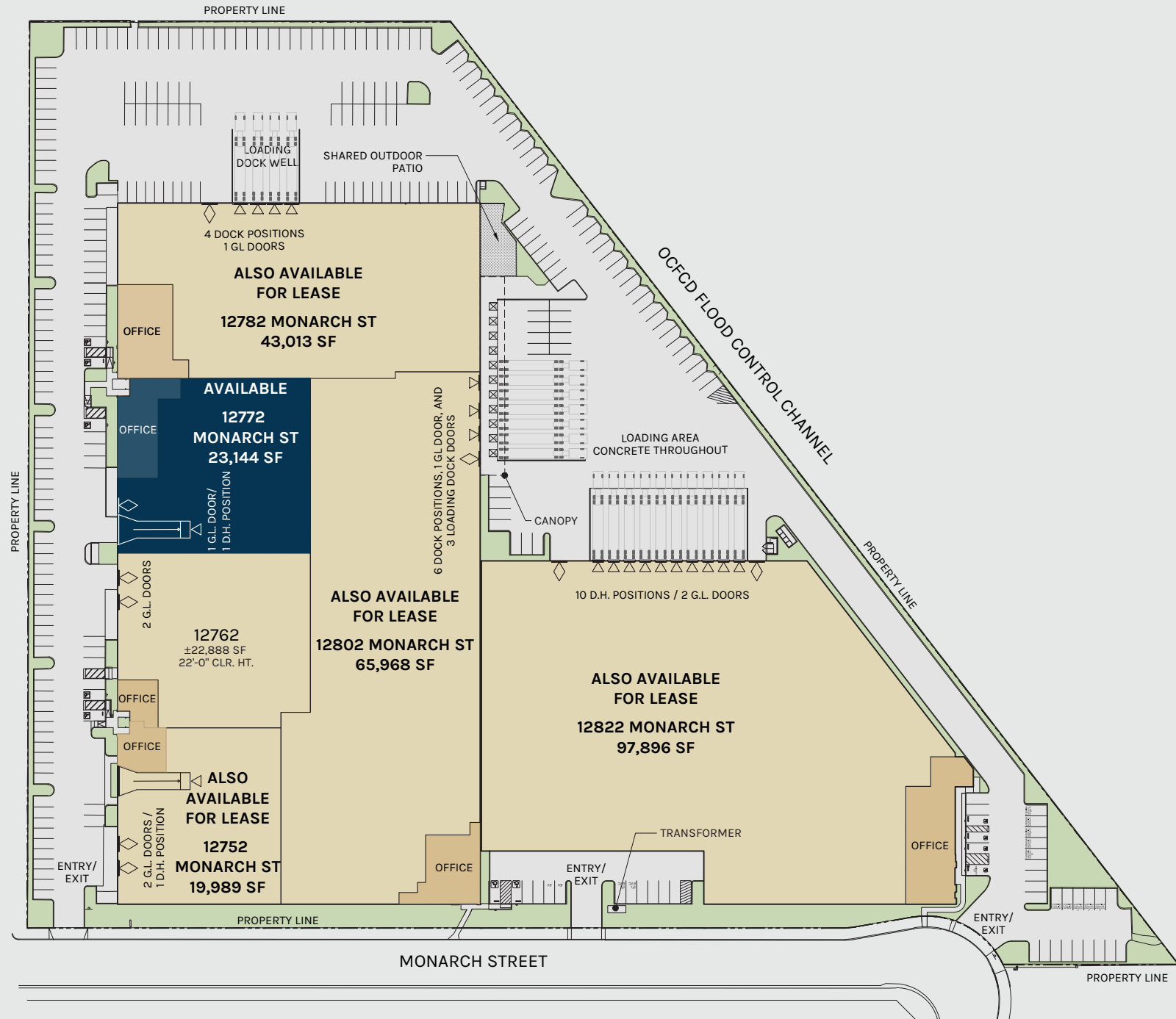
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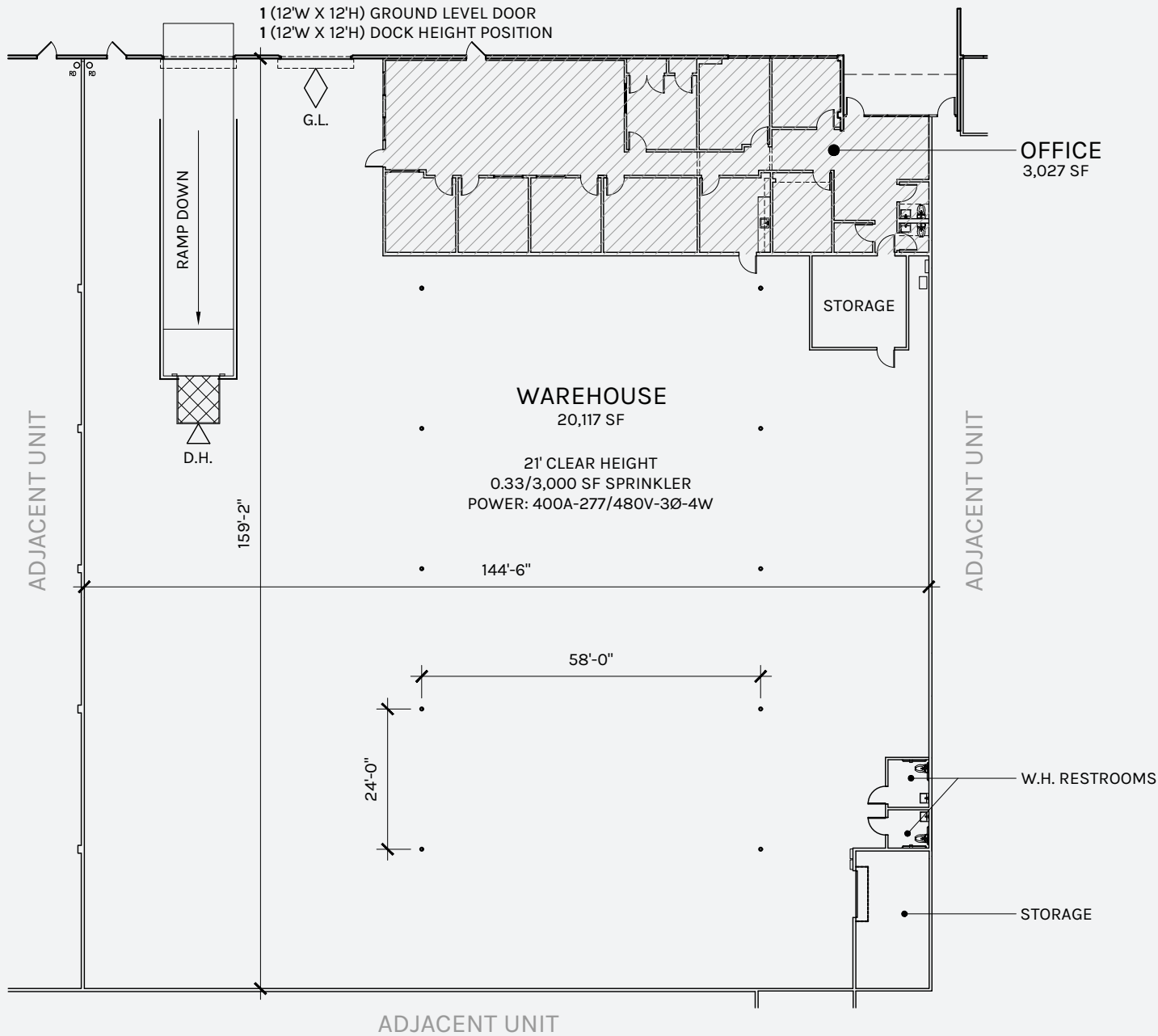
ORANGE COUNTY



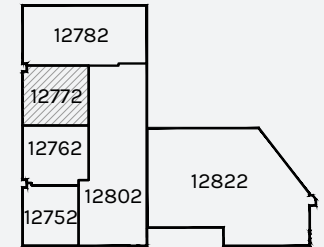


OVERALL FLOOR PLAN - 23,144 SF

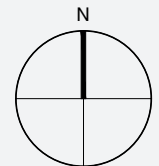
12772 MONARCH STREET



KEY PLAN



WAREHOUSE: 20,117 SF
OFFICE: 3,027 SF
TOTAL: 23,144 SF



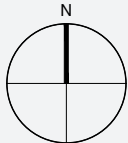
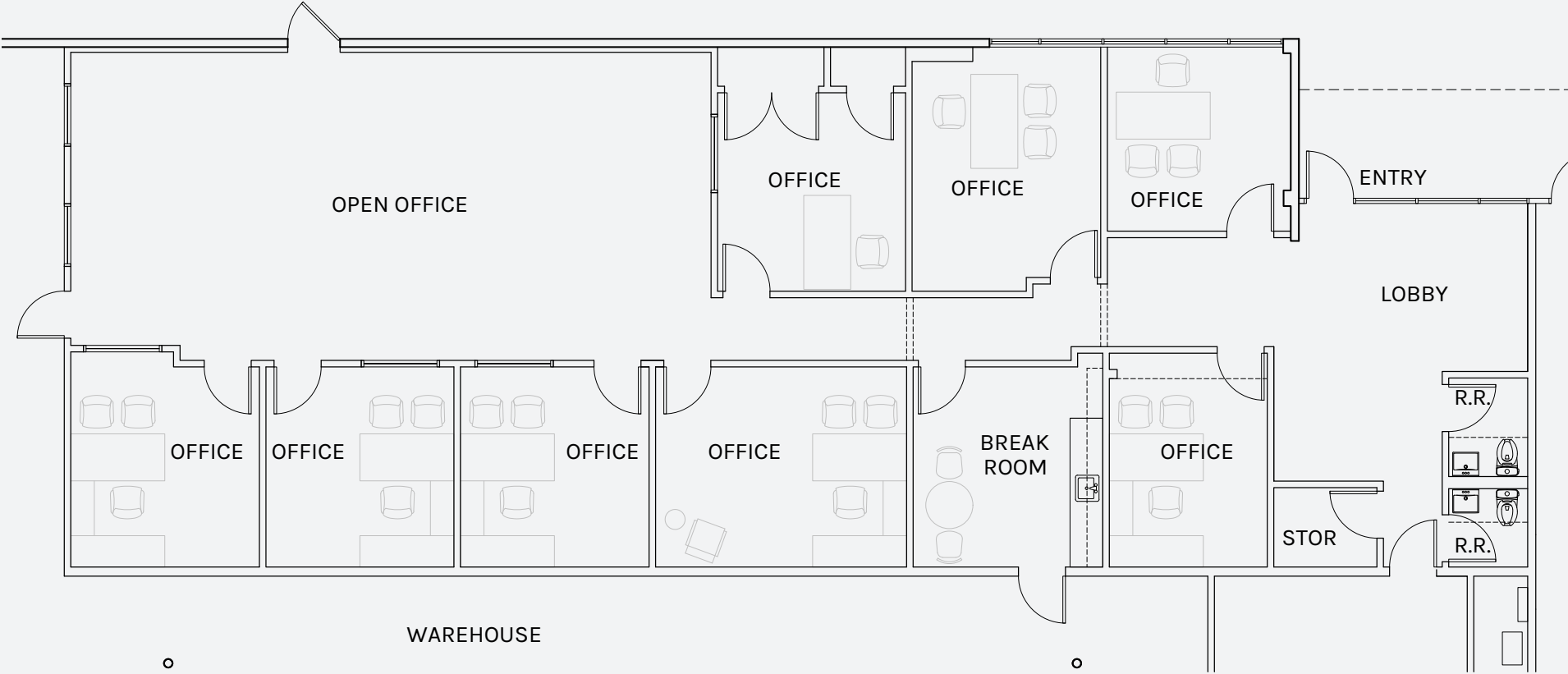
SCALE: 1" = 30'-0"

OFFICE PLAN - 3,027 SF

12772 MONARCH STREET



WAREHOUSE: 20,117 SF
OFFICE: 3,027 SF
TOTAL: 23,144 SF



SCALE: 1" = 10'-0"



Interior Office Area

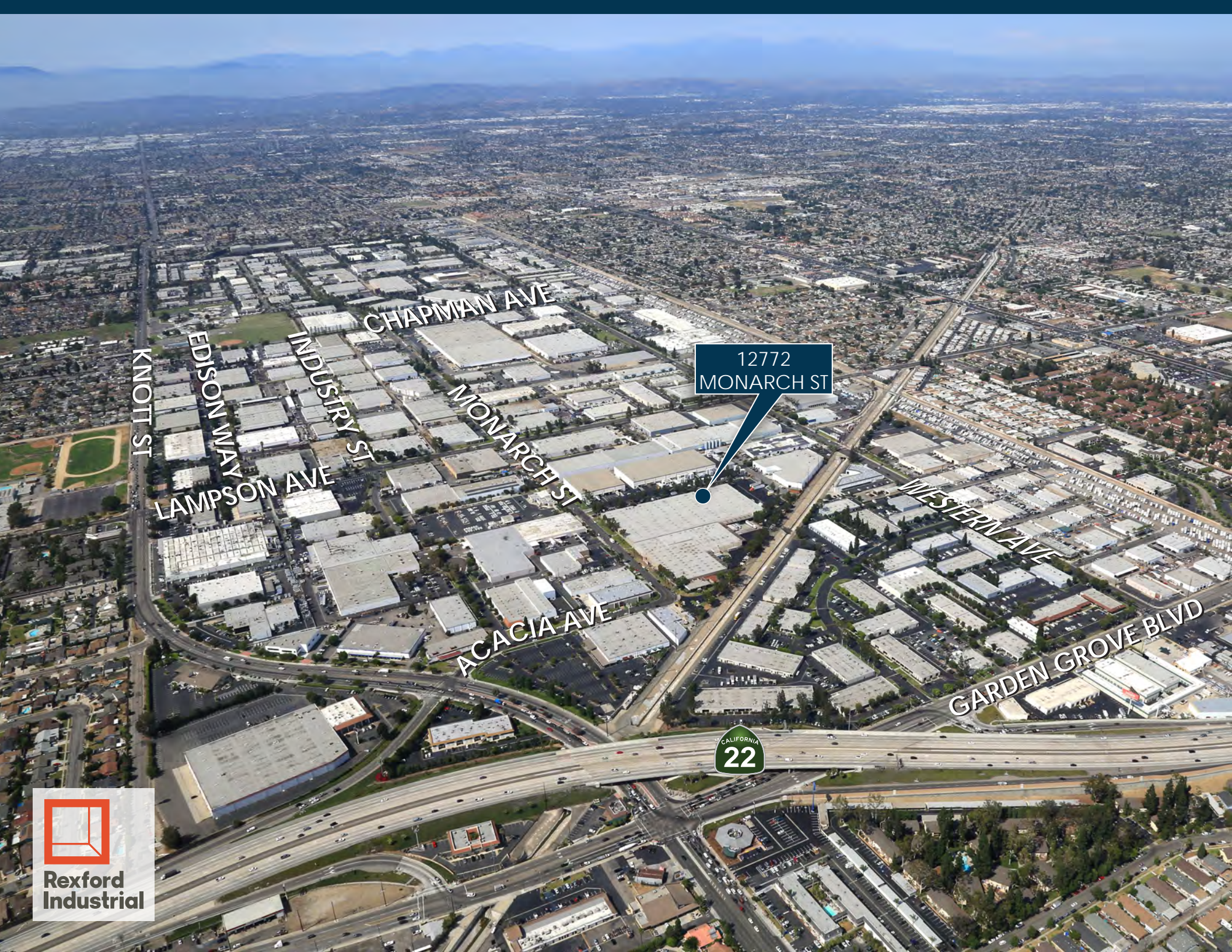


Warehouse Area /
Upgraded Sprinkler System (.60/3,000 GPM)



Interior Truck-Well





12772
MONARCH ST

KNOTT ST

EDISON WAY

LAMPSON AVE

INDUSTRY ST

CHAPMAN AVE

MONARCH ST

ACACIA AVE

WESTERN AVE

GARDEN GROVE BLVD

CALIFORNIA
22

