

FOR SALE

± 2,600 SF BLDG

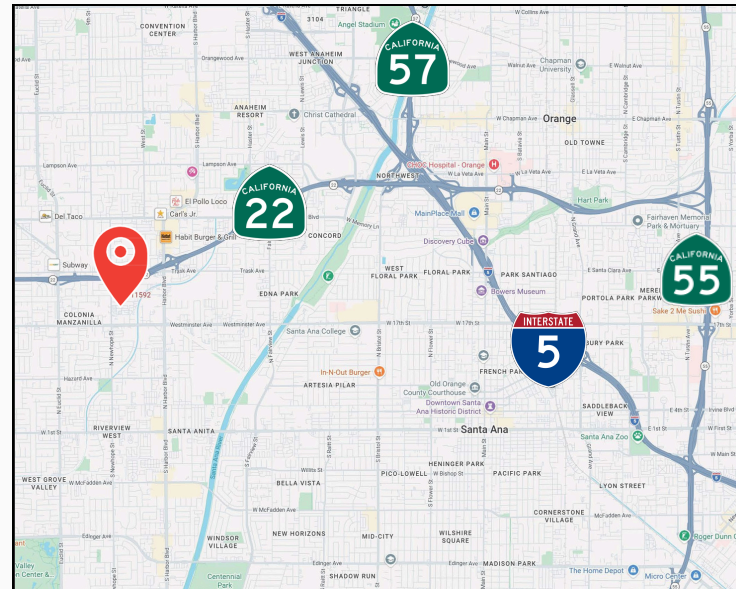
LARGE PRIVATE YARD



11592 ANABEL AVENUE, GARDEN GROVE, CA 92843

PROPERTY HIGHLIGHTS

- **Building Size:** ± 2,600 SF
- **Lot Size:** ± 6,739 SF
- **Power:** 240V, 3 Phase (verify)
- **Celing Height:** 10'-12' Feet
- New Insulation and HVAC system throughout the Warehouse
- Two (2) 10'x10' Ground Level Doors (Drive-Thru Access)
- LED Lighting
- Large Private Yard
- **Zoning:** M-1 Zoning-Automotive & Manufacturing
- Proximity to the 22 Fwy
- Roof Repaired in 2022
- New Asphalt in 2022
- Renovated Restrooms 2022



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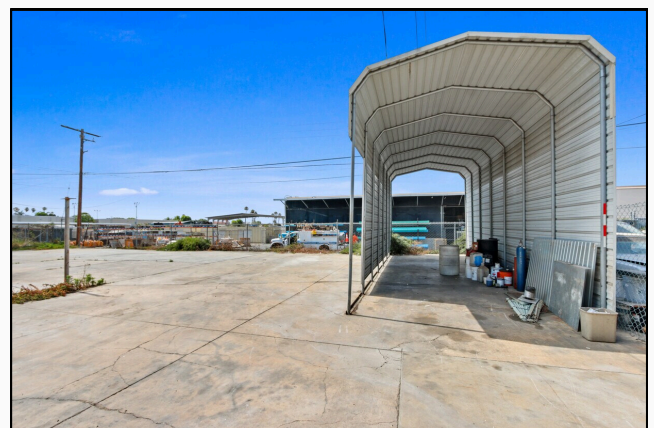
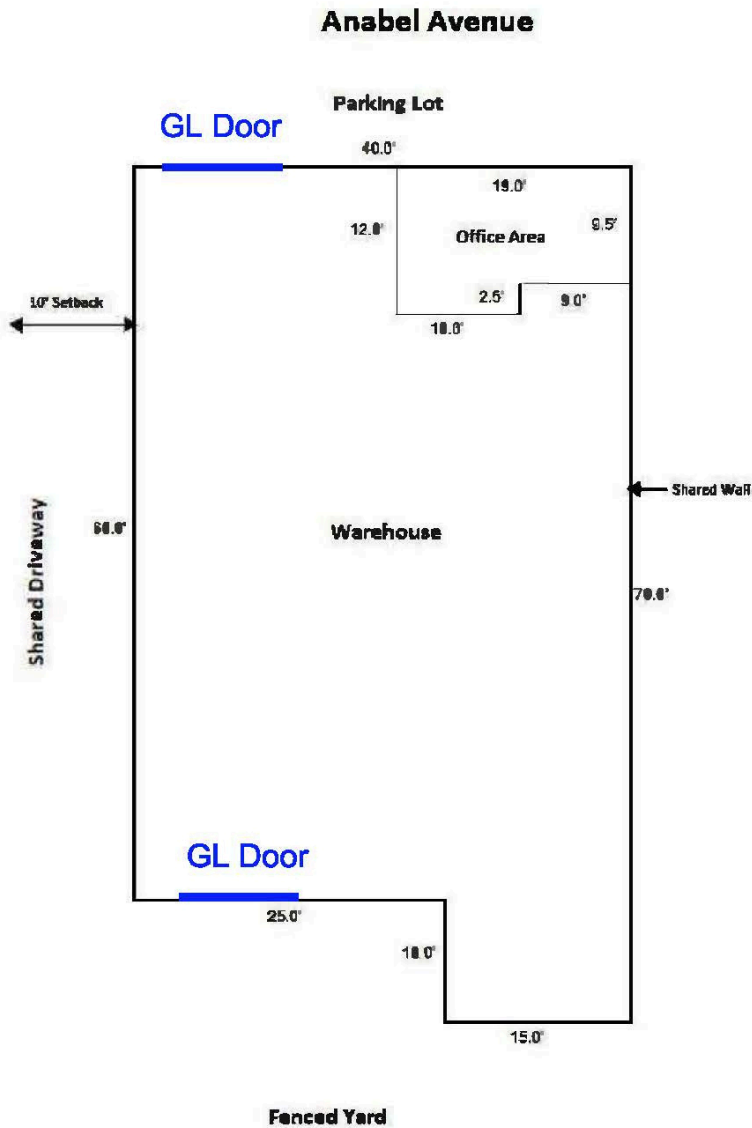
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LARGE PRIVATE YARD

BUILDING SKETCH



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Ashwill Associates
COMMERCIAL REAL ESTATE

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