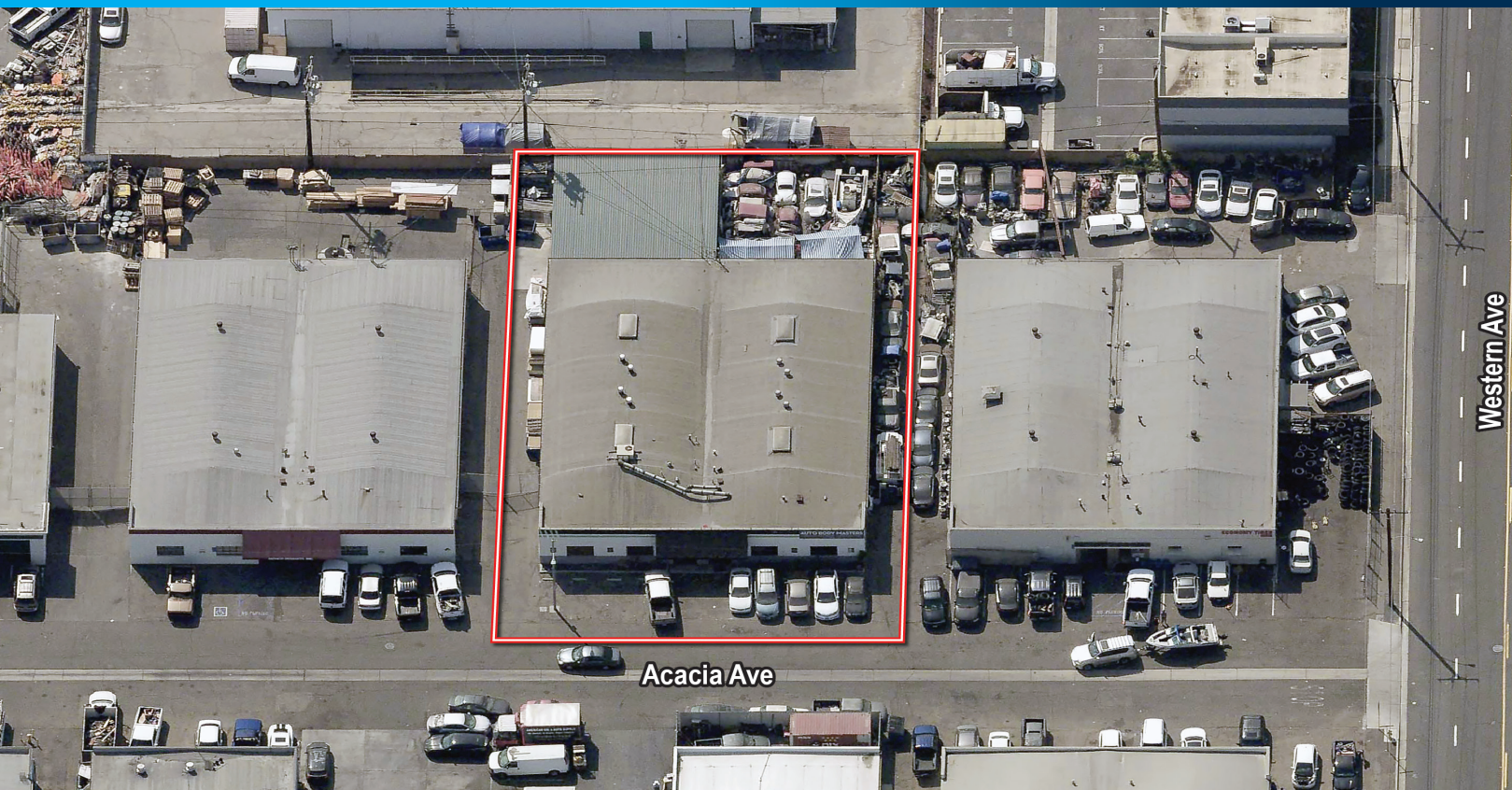


# FOR SALE

## ±8,000 SF INDUSTRIAL BUILDING

7542 -7552 ACACIA AVENUE | GARDEN GROVE, CA



**AUTOMOTIVE USES PERMITTED – VERIFY WITH CITY**

### PROPERTY FEATURES

- 8,000 SF Freestanding Industrial Building
- Excellent Owner User / Investment Opportunity
- 14' – 15' Warehouse Clearance (Verify)
- 400 Amps 120/208 (Verify)
- M-1 Zoning (Verify)
- Four (4) Ground Level Doors
- Two (2) Fenced Yards
- 4,000 SF Deliverable Vacant at Close of Escrow – Please Contact Listing Team for Sample Financing Scenario



**ERIC SMITH, SIOR**  
Sr. Vice President | Partner  
(714) 935-2310  
ESmith@voitco.com  
Lic. #01940591



**SELDEN MCKNIGHT**  
Vice President | Partner  
(714) 935-2323  
SMcknight@voitco.com  
Lic. #02027919

# Voit

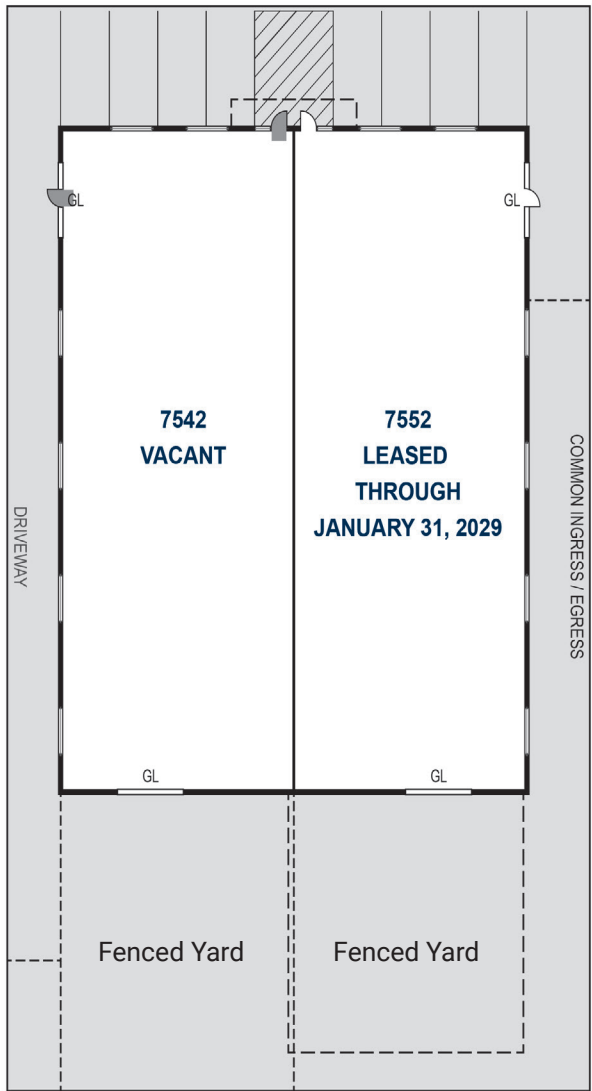
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750 | Anaheim, CA 92806  
License #01991785      www.EricRandolphSmith.com

7542- 7552 ACACIA AVENUE | GARDEN GROVE, CA

SITE PLAN

ACACIA AVE

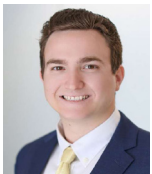


CURRENT RENT SCHEDULE - 7552 ACACIA AVENUE

FEBRUARY 1, 2025 - JANUARY 31, 2026	\$7,141.50 PER MONTH GROSS
FEBRUARY 1, 2026 - JANUARY 31, 2027	\$7,391.45 PER MONTH GROSS
FEBRUARY 1, 2027 - JANUARY 31, 2028	\$7,650.15 PER MONTH GROSS
FEBRUARY 1, 2028 - JANUARY 31, 2029	\$7,917.90 PER MONTH GROSS



**ERIC SMITH, SIOR**  
Sr. Vice President | Partner  
(714) 935-2310  
ESmith@voitco.com  
Lic. #01940591



**SELDEN MCKNIGHT**  
Vice President | Partner  
(714) 935-2323  
SMcknight@voitco.com  
Lic. #02027919

**Voit**

REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750 | Anaheim, CA 92806  
License #01991785      www.EricRandolphSmith.com