

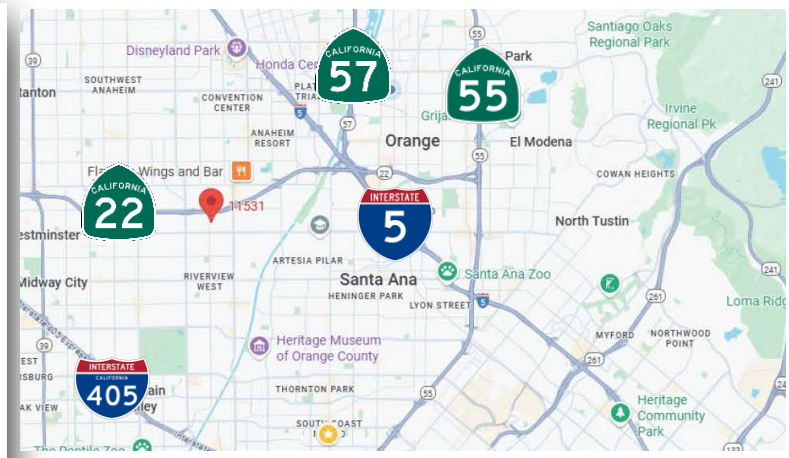
# Industrial Building with Gated Yard **FOR SALE**



**11531 Anabel Ave., Garden Grove, CA 92843**

## **PROPERTY FEATURES**

- ± 9,800 SF Industrial Building with Front & Rear Gated Yard
- ± 0.31 Acres (13,453 sf)
- Zoning: M-1 Zoning (verify)
- Fire Sprinklers – 5-year certification completed June 2025
- ± 18'-21' Warehouse Clearance
- ± 400 Amps, 277/480 Volts (verify)
- Four (4) 12'x12' GL Doors & Entry Roll-up Door
- Eight (8) Skylights in warehouse
- Two (2) Restrooms
- 100% HVAC Offices
- Bonus Stressed Mezzanine Storage
- Natural Gas
- Fluorescent Lighting throughout Warehouse
- Security Cameras can be included in Sale



**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

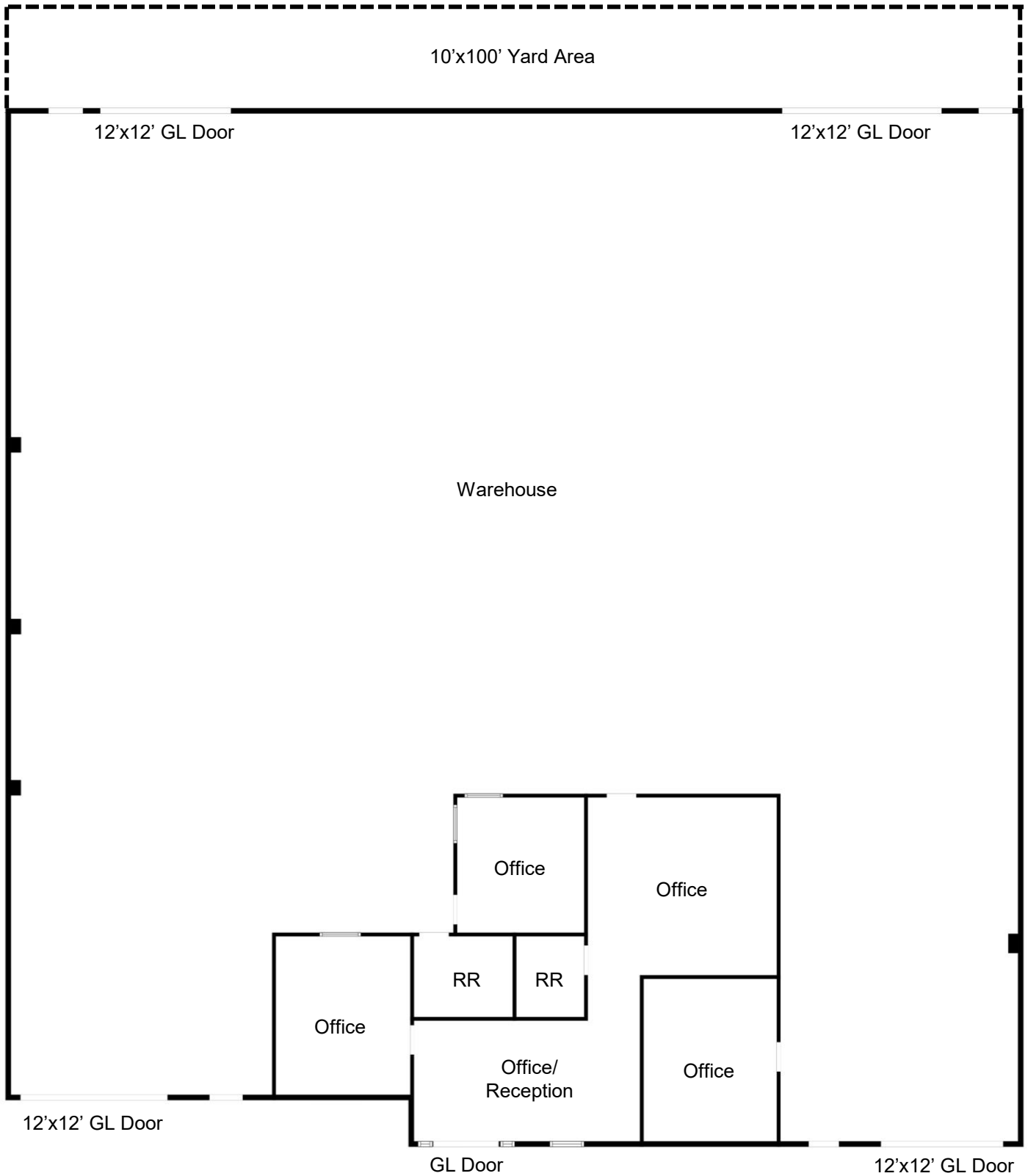
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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

# FLOOR PLAN

11531 ANABEL AVE. | GARDEN GROVE, CA 92843



*\*Floor Plan Not to Scale*

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# Property Photos

11531 ANABEL AVE. | GARDEN GROVE, CA 92843

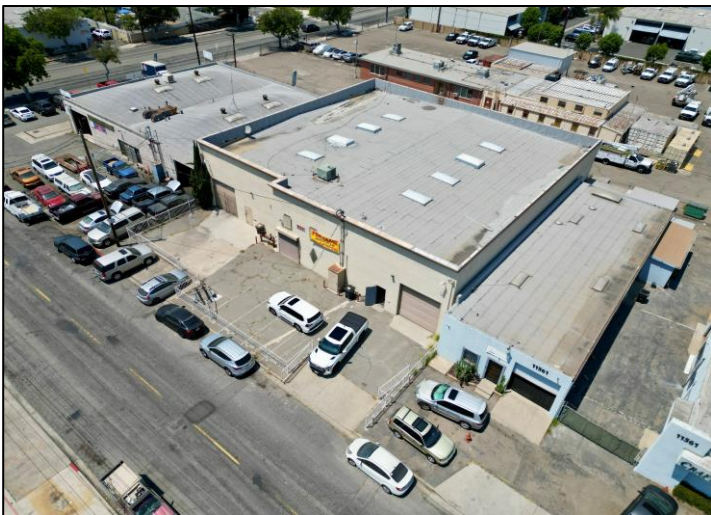


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