

# FOR LEASE OR FOR SALE

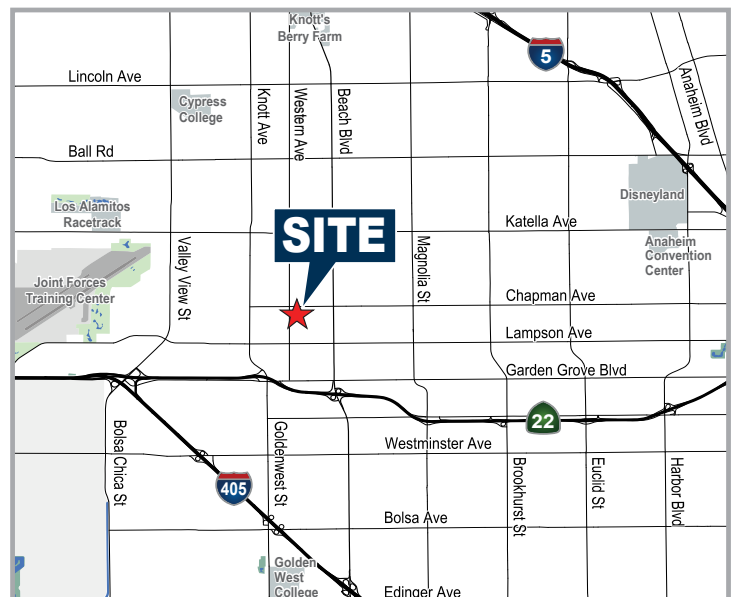
# ±22,520 SF FREESTANDING INDUSTRIAL BUILDING

12082 WESTERN AVE | GARDEN GROVE, CA



## PROPERTY FEATURES

- 18' – 22' Warehouse Ceiling Clearance (Verify)
- 3 Ground Level Doors
- Lot size: ±1.46 Acres (±63,300 SF)
- 1,200 AMPs, 3 Phase, 277/480 Volt (Verify)
- Large Fenced Yards with Motorized Gates
- Approx. 6,000 of Bonus Covered Storage
- Sprinkler: Yes (Sprinkler Calculation To Be Verified)
- Climate Controlled Warehouse / Production Areas
- Existing Bridge Crane (Verify if Functional)
- Distributed Power Throughout Warehouse
- Business Friendly City of Garden Grove



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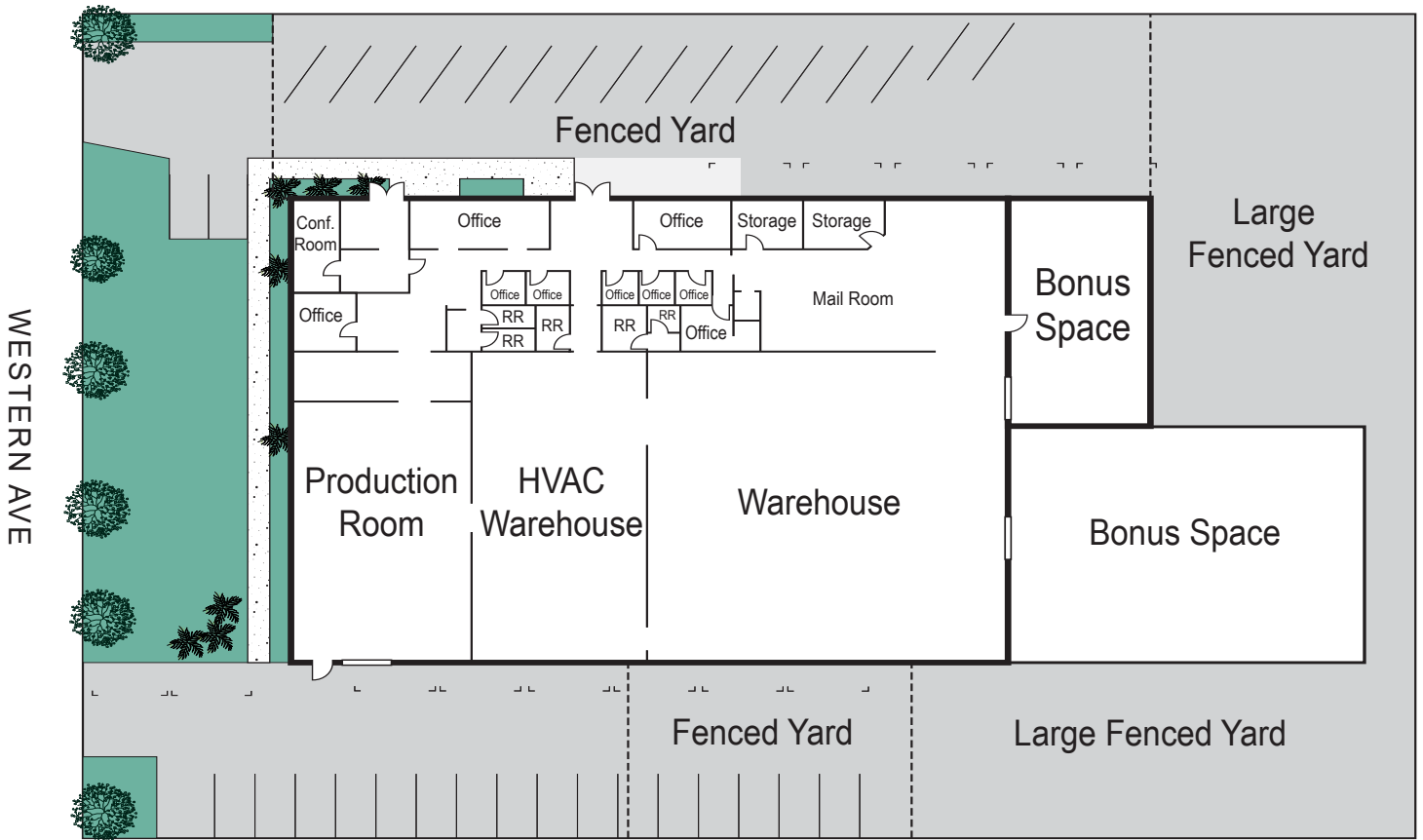
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SITE PLAN



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EXCLUSIVELY OFFERED BY:

***Voit***

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