

FOR SALE | LEASE

**11311 Western Ave**

GARDEN GROVE, CA, 92841



Colliers

CONSTRUCTION COMPLETE



±88,164 SF Advanced Manufacturing Building with Heavy Power

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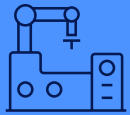
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## Property Highlights



**± 88,164 SF**

State of the Art Building Ideal For:  
Advanced Manufacturing  
Aerospace  
Cold Storage/Food Processing  
Distribution



**±7,121 SF**

Two Story Office



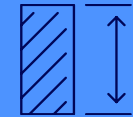
**2,000 Amp**

Main Switchgear  
(277/480 Volt, 3 Phase);  
Expandable to 10,000 Amps



**Ninety-five (95)**

Auto Parking Stalls  
**Expandable to 129 Stalls**



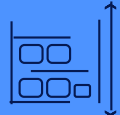
**9 Dock High Loading Doors**

(9'x10') with Two (2) 35,000  
LB. Capacity Mechanical Dock  
Levelers



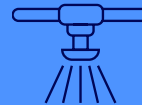
**Ground Level Loading Doors**

(12'x14')



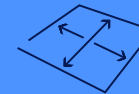
**32' Min Clear Height**

Throughout Warehouse



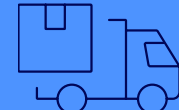
**ESFR Sprinkler System**

K-17 Heads  
@ 52 PSI



**52' X 60'**

Typical Column Spacing;  
60' Speed Bay



**±130'**

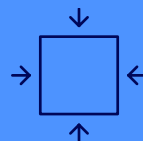
**Truck Court Depth**

(Fenced/Secured/Gated)



**2.5%**

Skylights



**Flat Floor**

6" Slab Thickness, 4,000 PSI



**100% Concrete**

Site Parking



**Four Level 2 EV**

Charging Stations  
(Expandable)



**21.6 KW Solar PV**

System with 9.1 KW Battery  
Storage System

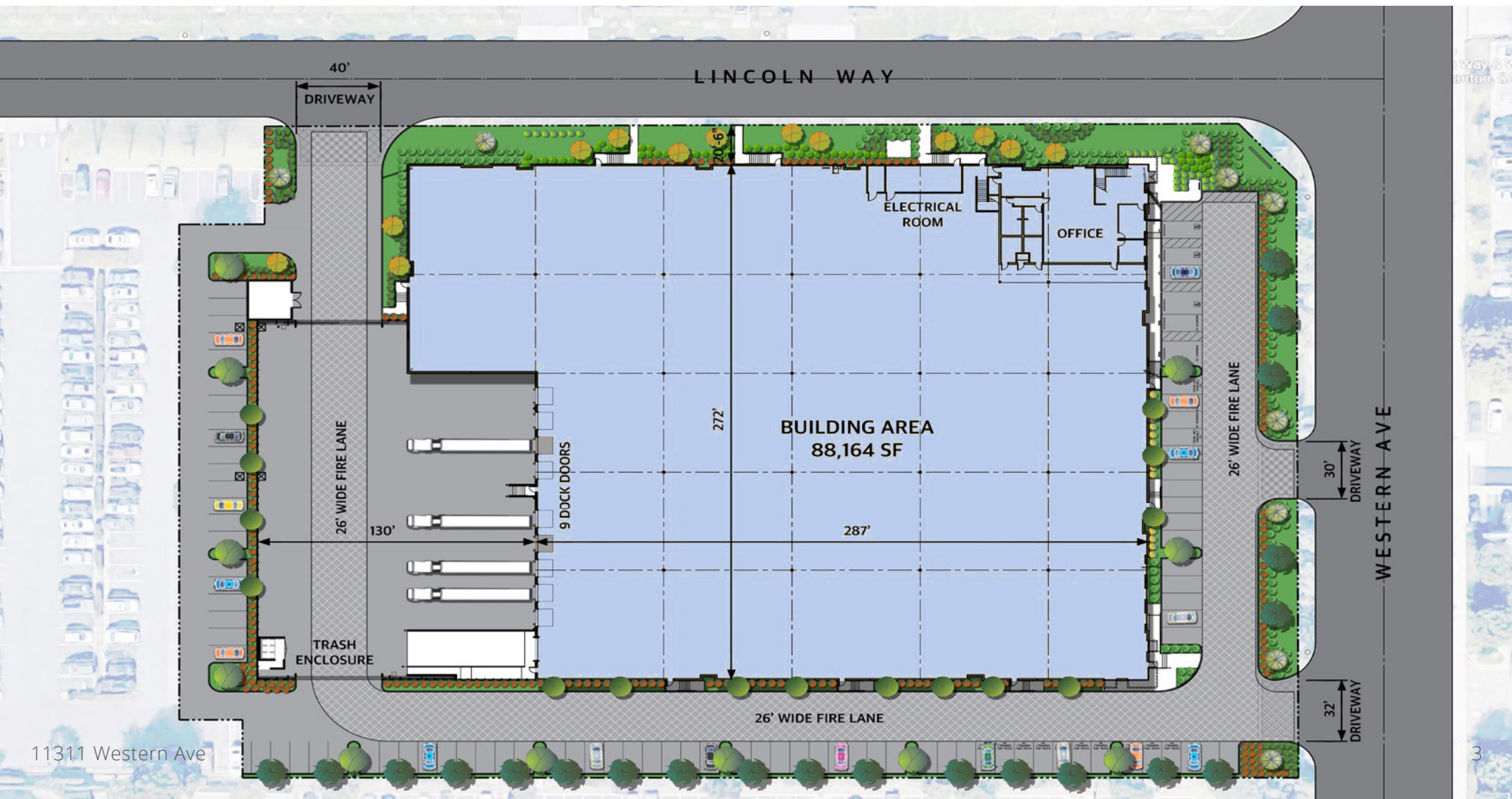
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## Site Plan



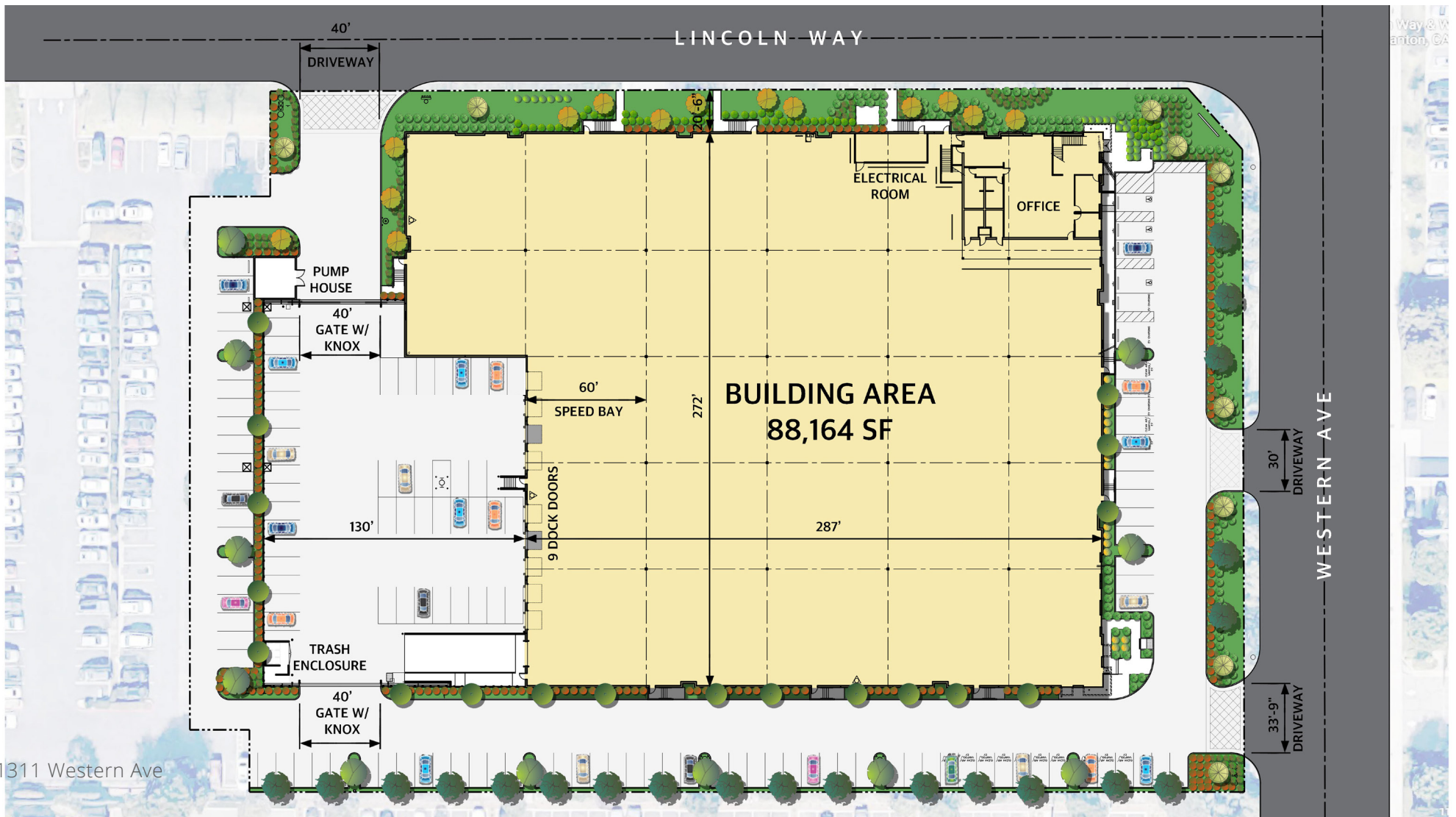
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## Hypothetical Expanded Parking Plan



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## Corporate Neighbors



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## Location Overview



**±21 Miles**  
Port of Long Beach

**±21 Miles**  
Port of Los Angeles



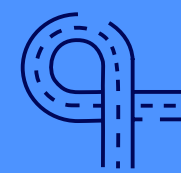
**±9 Miles**  
Long Beach Airport

**±12 Miles**  
Space Beach

**±14 Miles**  
John Wayne Airport

**±29 Miles**  
LAX Airport

**±30 Miles**  
Los Angeles Air Force Base



**±2 Miles**  
CA-22 Freeway

**±3 Miles**  
I-405 Freeway

**±5 Miles**  
I-5, I-605 & SR-91 Freeways

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