

INDUSTRIAL CONDO PORTFOLIO 17,301 SQ. FT. | FOR SALE

INDUSTRIAL PORTFOLIO FOR SALE
CONDOS TOTALING 17,301 SQ. FT.

10592 Trask Ave, 10612 Trask Ave Ste. A & B | Garden Grove, CA



INDUSTRIAL CONDOS | PLEASE CALL FOR PRICING

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10592 Trask Ave. | 10612 Trask Ave., Ste. A | 10612 Trask Ave., Ste. B, Garden Grove | INCO COMMERCIAL



PORTFOLIO PROPERTY SUMMARY

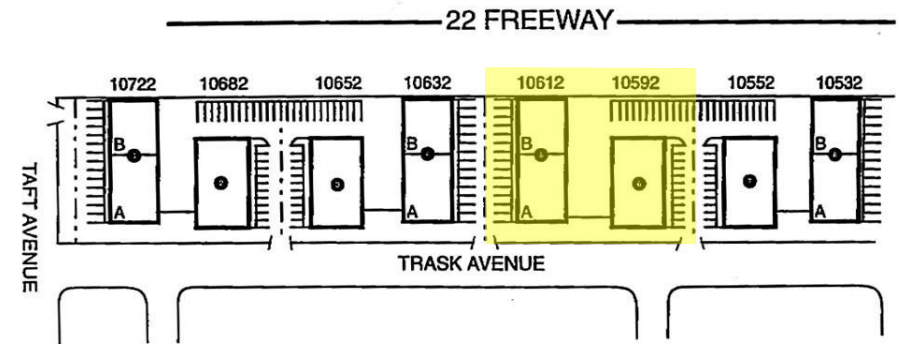
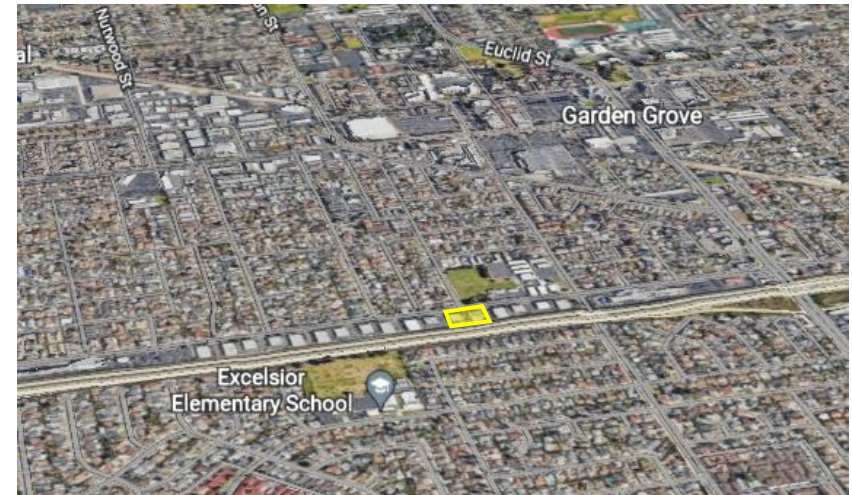
INCO Commercial is pleased to present this three-condo sale of industrial properties located at the Trask Avenue Business Park within the city of Garden Grove. These three industrial condos highlighted in pages 3-5 can be purchased together in one acquisition or separately as individual condos.

This industrial park is nestled in between Trask Ave which has a traffic count of roughly 13,000 CPD and the Garden Grove Fwy (SR-22) which has a traffic count of 220,000 CPD. The industrial park is also within close proximity to Garden Grove City Hall along with easy freeway accessibility throughout Orange County.

The Condos feature the following:

- 15' clear height
- Roughly 1,200 Amps between all three buildings
- An est. 1,400 SF refrigeration room in 10612 Trask Ave.
- Located within a PUD Industrial Park

AERIAL MAP



PROPERTY SUMMARY



ADDRESS	10592 Trask Avenue, Garden Grove
BUILDING SIZE	7,373 Square Feet
LOT SIZE	22,360 Sq. Ft.
PARKING	10 Spaces
YEAR BUILT	1973
ZONING	PUD / Industrial Park
APN	099-641-11
ASKING PRICE	For Sale: \$355/sqft For Lease: \$1.60/sqft + CAM

PROPERTY FEATURES

- An Approximate 7,373 SF of Building on an approximate 0.51 AC (22,107 SF) Lot
- 15 FT Clear Height
- 1,377 SF of Temperature Controlled Insulated Room approximately 25.5' x 54'
- 2 Separate Panels of 200 Amps / 208 Volts of Power (buyer to verify)
- 1 Ground Level Door (8' x 12')
- 10 Parking Stalls



PROPERTY SUMMARY



ADDRESS	10612 Trask Avenue, Ste. A, Garden Grove
BUILDING SIZE	4,964 Square Feet
LOT SIZE	11,180 Sq. Ft.
PARKING	6 Spaces
YEAR BUILT	1973
ZONING	PUD / Industrial Park
APN	930-624-58
ASKING PRICE	For Sale: \$355/sqft For Lease: \$1.60/sqft + CAM

PROPERTY FEATURES

- An Approximate 4,964 SF of Building on an approximate 11,180 SF Lot
- 15 FT Clear Height
- 200 Amps / 208 Volts of Power (buyer to verify)
- 1 Ground Level Door (8' x 12')
- 6 Parking Stalls



PROPERTY SUMMARY



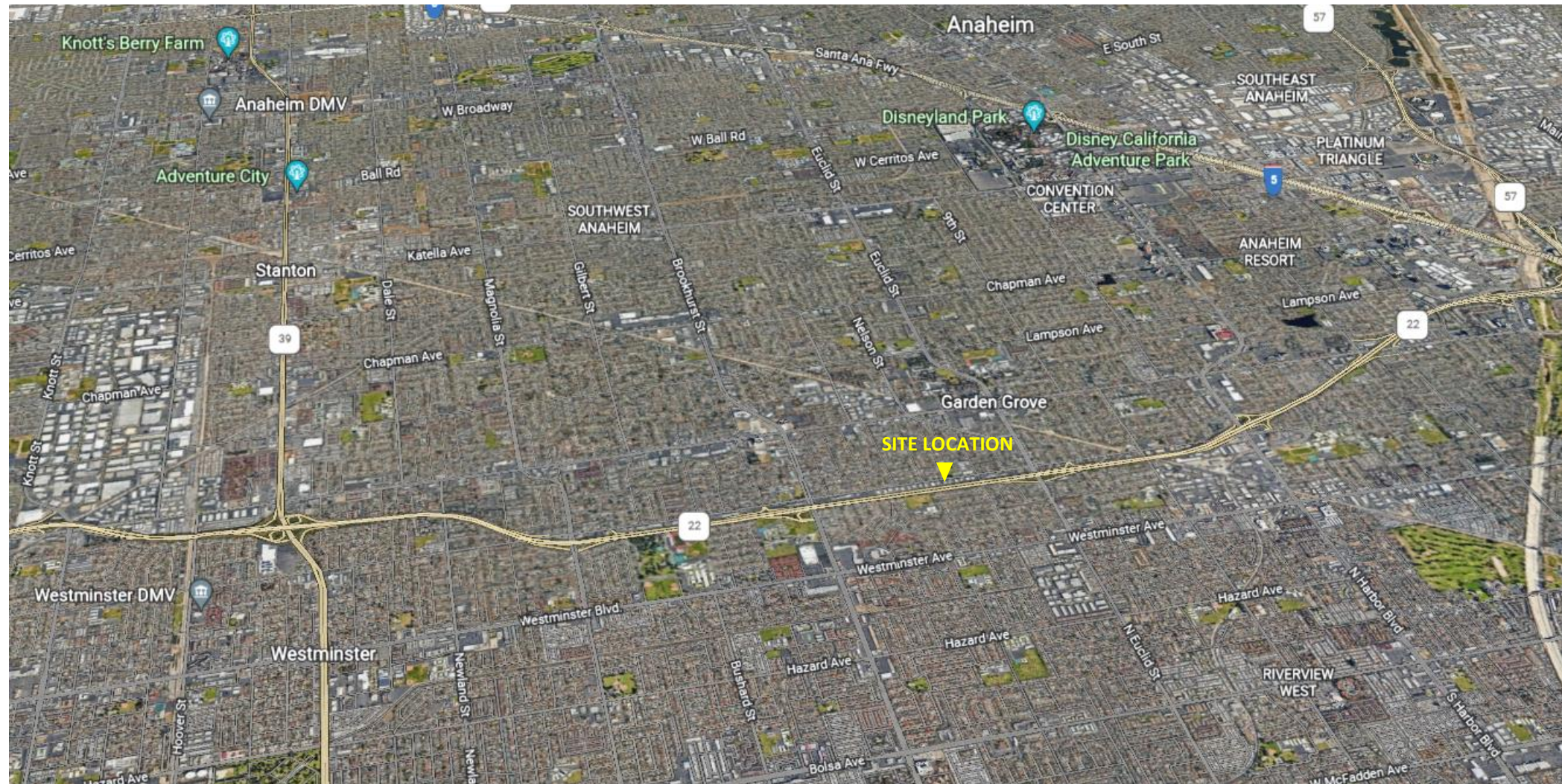
ADDRESS	10612 Trask Avenue, Ste. B, Garden Grove
BUILDING SIZE	4,964 Square Feet
LOT SIZE	11,180 Sq. Ft.
PARKING	6 Spaces
YEAR BUILT	1973
ZONING	PUD / Industrial Park
APN	930-624-59
ASKING PRICE	<u>IN ESCROW</u>

PROPERTY FEATURES

- An Approximate 4,964 SF of Building on an approximate 11,180 SF Lot
- 15 FT Clear Height
- 600 Amps / 480 Volts of Power (buyer to verify)
- 1 Ground Level Door (8' x 12')
- 6 Parking Stalls



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This information contained herein was obtained from third parties and has not been independently verified By real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all Information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil drainage or other such matters.

PHOTOS



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PHOTOS



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