

# FOR LEASE | ±32,000 SF

7412 ANACONDA AVE | GARDEN GROVE | CA



## BUILDING COMPLETELY REFURBISHED AND VACANT

### PROPERTY FEATURES

- Freestanding Building
- ± 3,500 SF of Office Space
- ± 20' Warehouse Clearance
- 3 Ground Level Doors
- 4 Loading Dock Positions
- 400 Amps Power (Expandable)
- Fire Sprinklers
- Large Fenced Yard with drive around access
- Excellent freeway access
- Building completely refurbished
- Low \$0.13 Nets



**PAUL CAPUTO, MBA**

Senior Vice President | Partner

License #01196935

(714) 935-2332

pcaputo@voitco.com

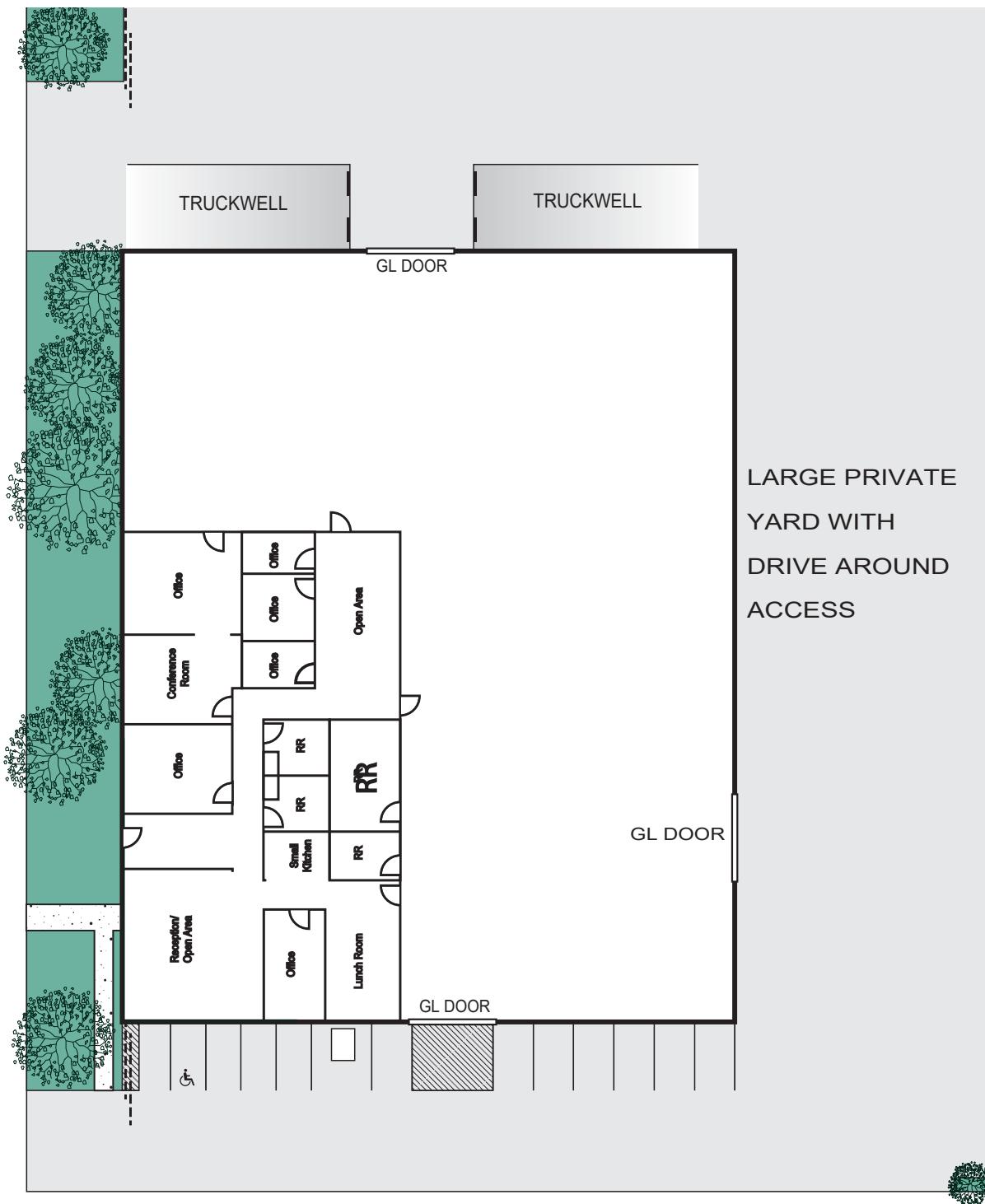
**Voit**

REAL ESTATE SERVICES

**BC**  
BOUMA CAPUTO

SITE PLAN

ANACONDA AVE.



EXCLUSIVELY OFFERED BY:

**Voit**

REAL ESTATE SERVICES

**BC**  
BOUMA CAPUTO

**PAUL CAPUTO, MBA**

Senior Vice President | Partner  
License #01196935  
(714) 935-2332  
pcaputo@voitco.com