

FOR LEASE

±10,920 SF FREESTANDING INDUSTRIAL BUILDING-RENOVATED

7571-7575 CHAPMAN AVENUE | GARDEN GROVE, CA



PROPERTY FEATURES

- Recently Renovated, New Roof, New Skylights, New Ground Level Doors, New Office, New Restrooms, New Exterior Paint
- Rare Large Fenced Yard , Drive Around
- Four (4) Oversized Ground Level Doors (14' x 14')
- High Clearance: 24-Ft. Ceilings (Verify)
- Enhanced Parking Ratio – 4.2:1,000 (Verify)
- Fire Sprinklered
- Great Access to 22 Freeway
- Chapman Avenue Street Frontage
- Minimal Office, Second Story Bonus Mezzanine
- Ideal Distribution Building



**INQUIRE ABOUT PROCURING BROKER BONUS
FOR QUALIFIED TENANTS**



ERIC SMITH, SIOR

Sr. Vice President | Partner

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REAL ESTATE SERVICES

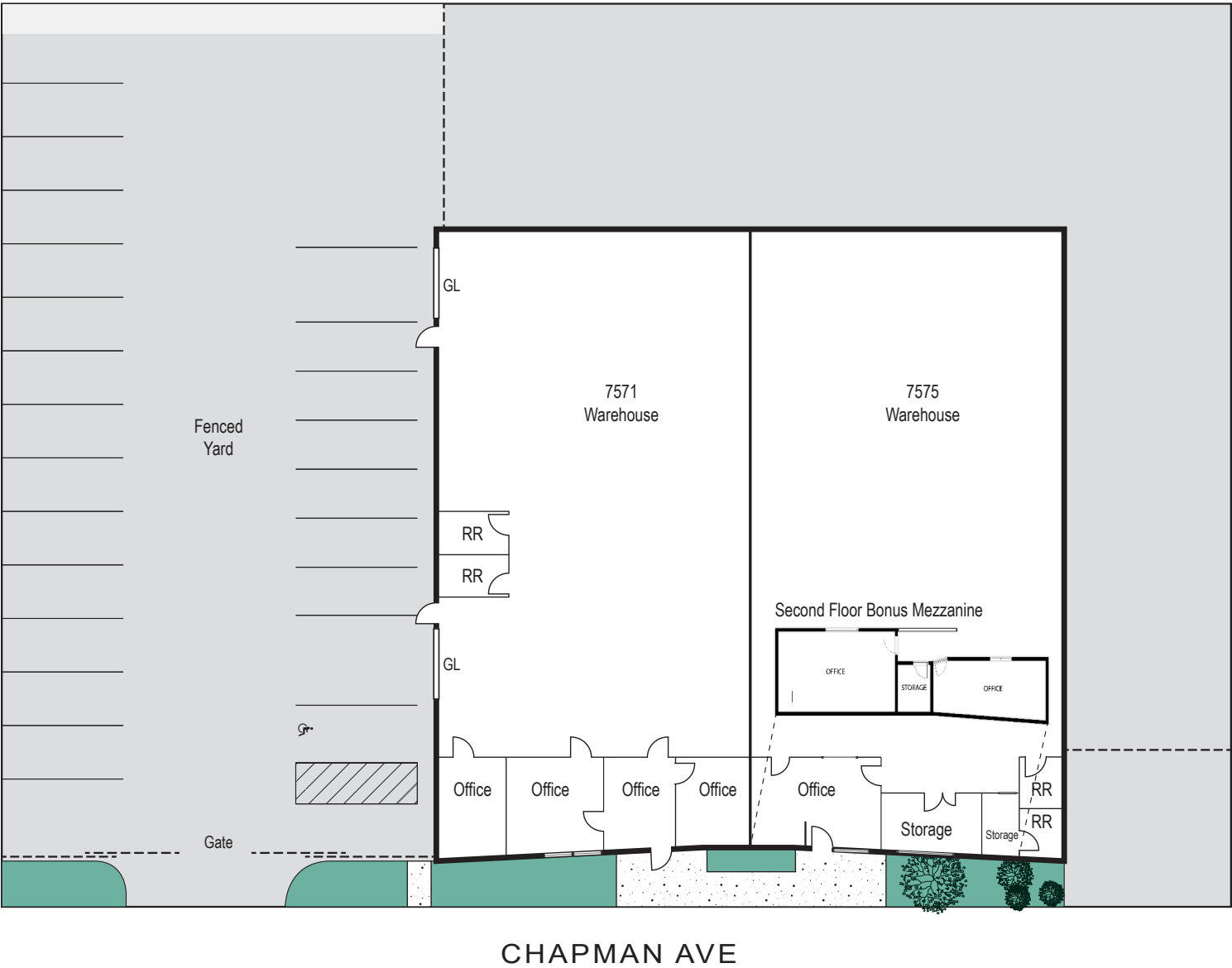
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SITE PLAN



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