

FOR SALE | LEASE

11311 Western Ave

GARDEN GROVE, CA, 92841



Colliers

UNDER CONSTRUCTION - ROOF IS ON



±88,164 SF Freestanding Industrial Building

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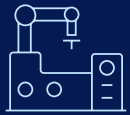
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Property Highlights



± 88,164 SF

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



±7,121 SF

Two Story Office



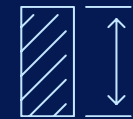
2,000 Amp

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



**1 Ground Level
Loading Door**

(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'

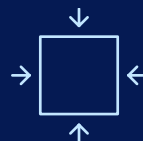
Truck Court Depth

(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

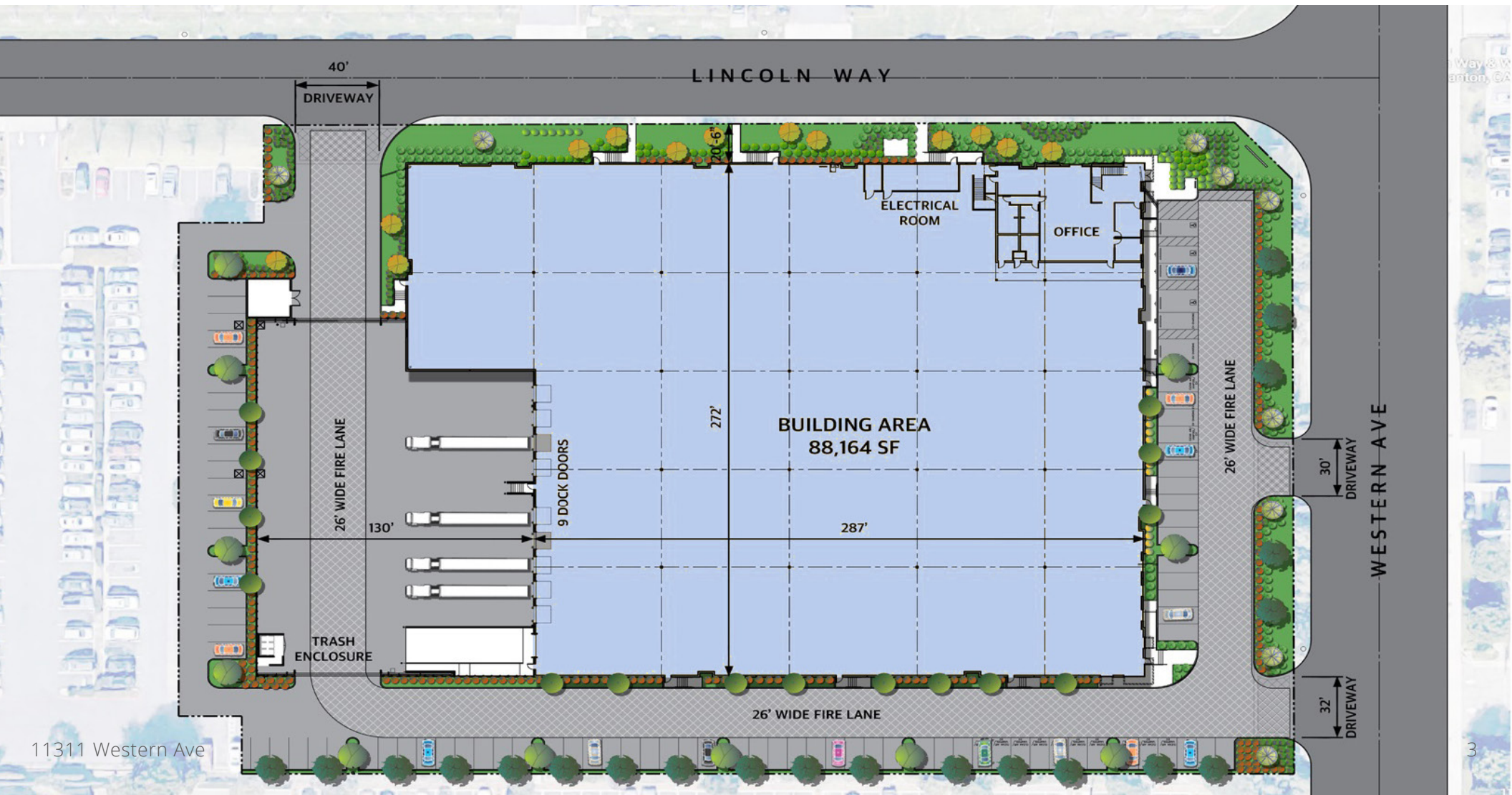
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Site Plan



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Corporate Neighbors



OK International

LT Foods Americas

SAFRAN

Kroger

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SPARTAN MANUFACTURING CO.

House
House Foods Holding USA Inc.

VALENCE
SURFACE TECHNOLOGIES

SAINT-GOBAIN

IWATA BOLT

Continental
BATTERY SYSTEMS

Rexel

RBC BEARINGS INNOVATION COMMITMENT QUALITY

Sensorex

AERO DYNAMIC
Precision Machined Parts For The Aerospace Industry

America

Microsemi
Power Matters.

AARON THOMAS COMPANY
CHICAGO • LOS ANGELES • HOUSTON

ORANGE COUNTY FOOD BANK

B&E A lisi AEROSPACE Company

UREMET
CORPORATION

GKN AEROSPACE

CTS

CATALINA CYLINDERS

OfficeMax

PCC
FASTENERS

TJ AEROSPACE-VN

Winchester
Interconnect.

GRAINGER

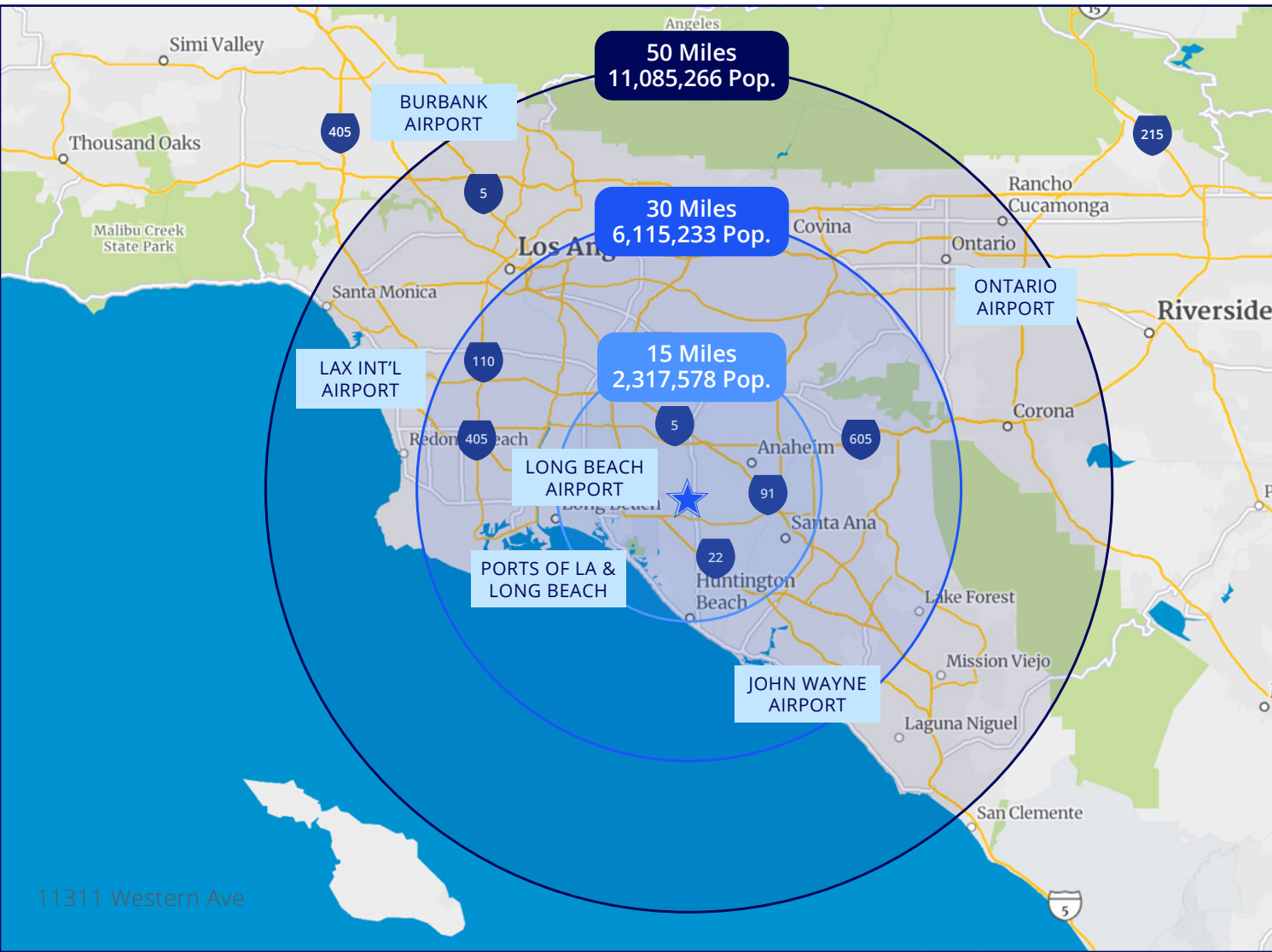
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Location Overview



±21 Miles
Port of Long Beach

±21 Miles
Port of Los Angeles

±9 Miles
Long Beach Airport



±14 Miles
John Wayne Airport

±30 Miles
LAX Airport



±2 Miles
CA-22 Freeway

±3 Miles
I-405 Freeway

±5 Miles
I-5, I-605 & SR-91
Freeways

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