

FOR SALE

11711 MONARCH ST, GARDEN GROVE

±19,395 SF INDUSTRIAL BUILDING

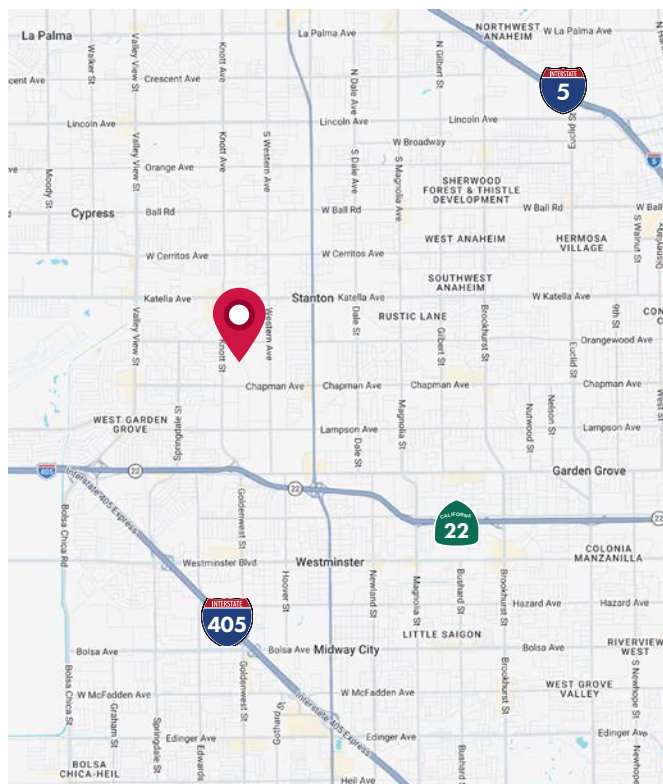


PROPERTY FEATURES

- ±19,395 SF Freestanding Industrial Building
- ±59,677 SF Parcel (1.37 Acres)
- ±5,256 SF Single Story Office Space
- Low Coverage Site – Approximately 32% Building Coverage
- 18' Clear Warehouse Height
- Four (4) Ground-Level Loading Doors
- One (1) Dock-High Loading Door
- Power - 600 Amps 480v - *Buyer to Verify*
- Secured Fenced Yard
- Sprinklers - 0.21GPM/1,500 SF
- Built in 1978
- Excellent Owner-User or Investor Opportunity
- Available for Buyer to Occupy February 2027

PRICING BREAKDOWN

- ±19,395 SF Building: \$6,594,300 (\$340 PSF)
- ±15,000 SF (0.34 AC) of Excess Land: \$905,700 (\$60 PSF)
- **Asking Price: \$7,500,000**



DALE CAMERA
Senior Vice President
License ID# 01313921
949.790.3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
License ID# 01786729
949.790.3119
jhelmick@leeirvine.com

ZACH SCHWANER
Senior Vice President
License ID# 02009623
949.790.3159
zschwaner@leeirvine.com

DYLAN DAVEY
Associate
License ID# 02219560
949.790.3162
ddavey@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

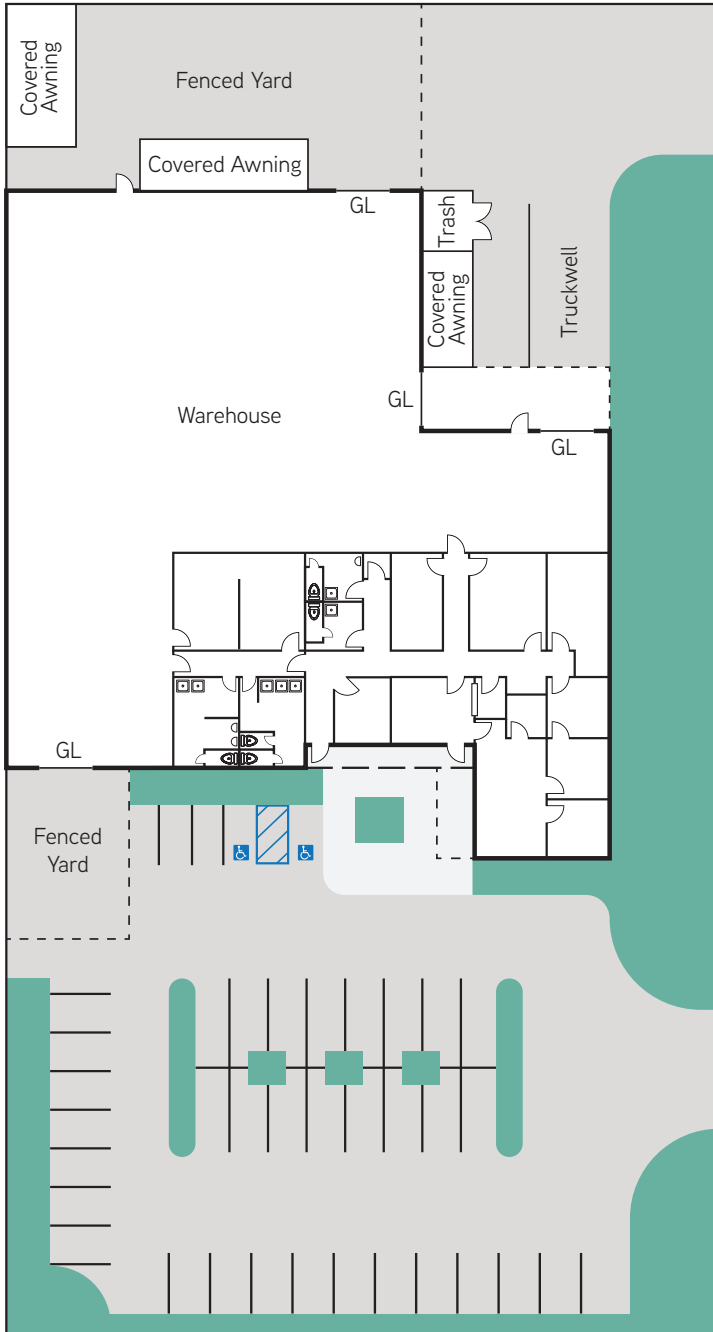
ORANGE COUNTY INDUSTRIAL

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SITE PLAN



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