

# INDUSTRIAL PROPERTY FOR SALE

HUGE FENCED AND  
PAVED YARD

# FOR SALE

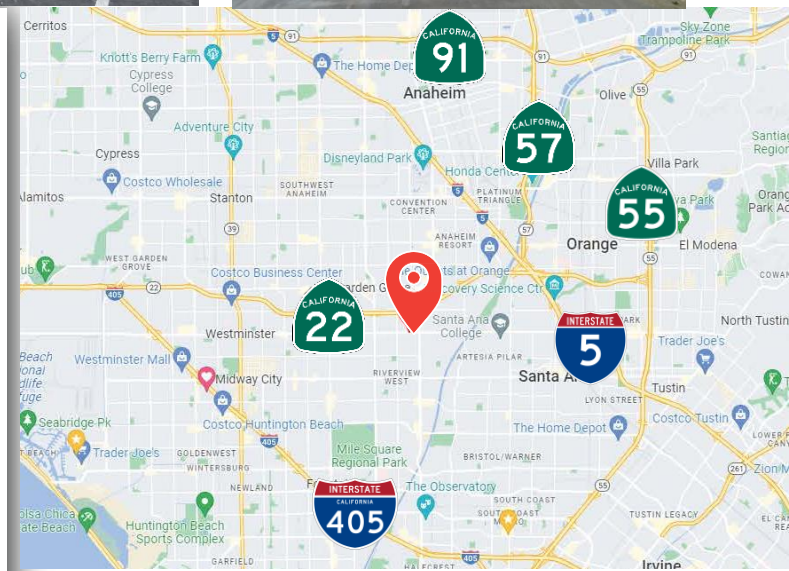
± 19,008 SF BLDG. on  
± 0.83 Acre Lot

11751 WESTMINSTER AVENUE  
Garden Grove, CA 92843



## PROPERTY FEATURES

- ± 19,008 SF Bldg. on ± 0.83 Acre Lot
- ± 3,000 SF Office Area
- ± 3,000 SF 2<sup>nd</sup> Story Bonus Mezzanine
- ± 17-20' Warehouse Clearance
- ± 400 Amps 120/240v 3 Phase (Excellent Power Distribution)
- Large Drive Around Fenced & Paved Yard
- Divisible Building Possible (3 entries)
- Four (4) Ground Level Doors (18' wide x 14' tall)
- Fire Sprinklers (5-Year Cert. Completed in May 2023)
- Skylights throughout Warehouse
- Zoning: M-1 (Limited Industrial)
- Four (4) Restrooms
- Major Street Frontage (Excellent Signage)
- Traffic Volume: 25,446 CPD on Westminster Blvd
- Excellent Freeway Access (22, 5, 57, 55)
- Parcel #: 100-591-04



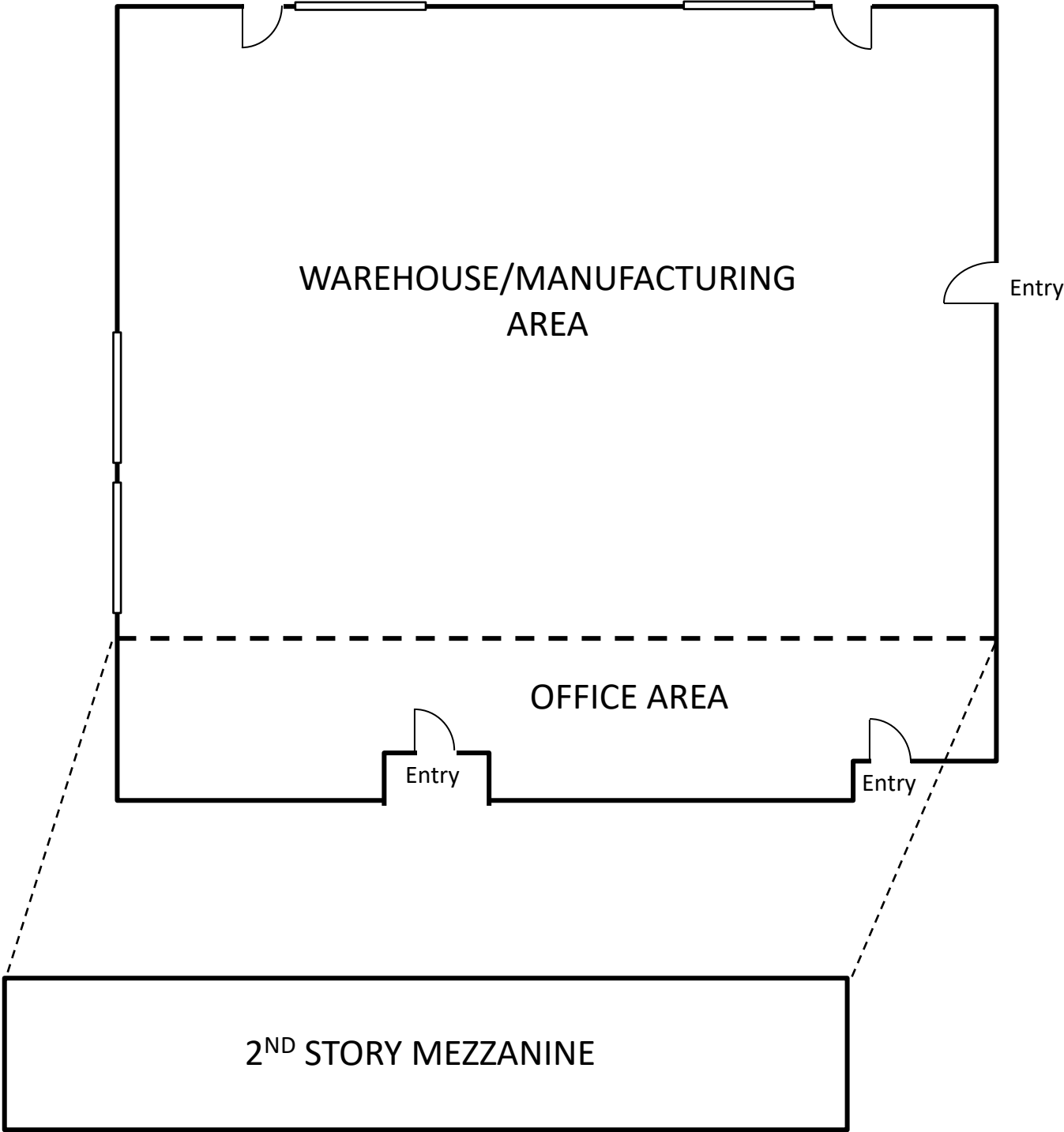
**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE  
Corp DRE# 01291393

Kyle Williams | 949.293.6788  
CAL DRE Lic# 02015940  
[kyle@ashwillassociates.com](mailto:kyle@ashwillassociates.com)

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

# FLOOR PLAN

11751 WESTMINSTER AVENUE, GARDEN GROVE, CA 92843



*\*Floor Plan Not to Scale*



# PICTURES

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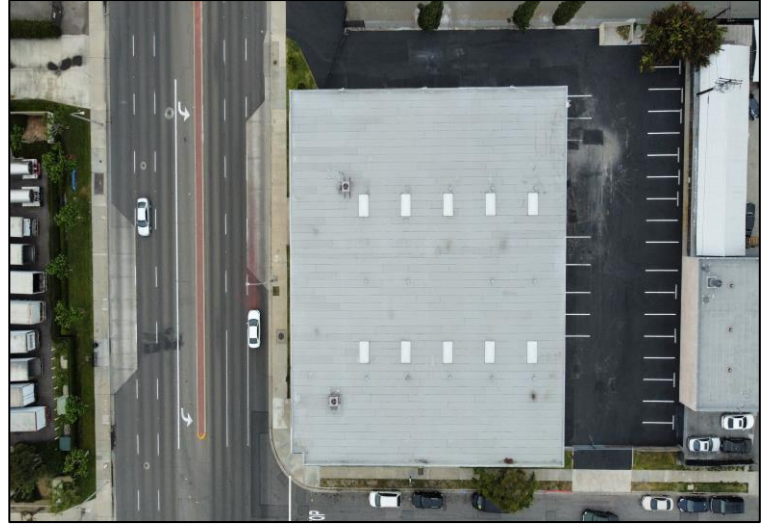


Kyle Williams | 949.293.6788  
CAL DRE Lic# 02015940  
[kyle@ashwillassociates.com](mailto:kyle@ashwillassociates.com)



# PICTURES

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# AERIAL VIEW

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# PERMITTED USES

( more uses available on website )

11751 WESTMINSTER AVENUE, GARDEN GROVE, CA 92843

## Uses Permitted (confirm with City):

Building Supply, Plumbing Shop  
Auto Repair (including paint or body work)  
General & Minor Auto Repair/ Maintenance  
Bus/Truck Repair  
Truck, Trailer Rental  
Equipment Rental  
Manufacture, Assembly, and Repair of Precision Optics, Electronics, and Electrical Instruments and Equipment  
Manufacture, Assembly, Compounding, or Treatment of Materials and Products, Except as Otherwise Listed  
Light Manufacturing  
Warehouses and Storage Buildings, Regular/Mini  
Automobile Fleet Storage  
Food Catering, Products, Dairy Products, and Bakery Products  
Public Utility  
Auctions  
Eating Establishment/Restaurants with Outdoor Seating  
Tire Sales and Service  
Blueprint/Photo Engraving, Newspaper Printing  
Cleaning/Dyeing Plant  
Glass Studio  
Home Improvement Center  
Kennel  
Public Scales  
Small Animal Hospital/Veterinary  
Upholstery  
Bottling Plant  
Frozen Food Lockers  
Parcel Delivery Service  
Public Utility Stations and Equipment Buildings

## Permitted w/ CUP (Conditional Use Permit) – verify w/ City

Contractors Storage Yard  
Lumber Yards and Material Storage Yards  
Regional Recycling Center  
Draying, Freight or Trucking Yards  
Trailer, Truck or Bus Terminal  
Medical, Dental and Related Health Service Support Facilities  
Boat Repair/Sales  
Vehicle Storage Yard  
Crematoriums

*\*Not All Permitted Uses Listed (See Garden Grove City website for further details and uses)*  
[https://library.qcode.us/lib/garden\\_grove\\_ca/pub/municipal\\_code/item/title\\_9-chapter\\_9\\_16-section\\_9\\_16\\_020-9\\_16\\_020\\_030](https://library.qcode.us/lib/garden_grove_ca/pub/municipal_code/item/title_9-chapter_9_16-section_9_16_020-9_16_020_030)