

# INDUSTRIAL PROPERTY FOR SALE

INDUSTRIAL PROPERTY  
WITH  
LARGE FENCED YARD

**FOR  
SALE**

**± 2,600 SF on ± 0.15 acres**

11592 Anabel Ave., Garden  
Grove, CA 92843



## PROPERTY FEATURES

- Free Standing Industrial Building +/- 2,600 SF on +/- 6,739 SF Lot
- One (1) Office (approximately 9' x 11')
- Two (2) Restrooms
- Clear Span Warehouse Space (see floor plan)
- Large Concrete Fenced Yard
- Bonus overhang above offices/restrooms (not included in SF)
- 240V 3 phase power (confirm)
- One (1) Ground Level Door – 12' x 10'
- Warehouse Clear Height 11'-12'
- Skylights throughout Warehouse area
- Possibility to have a Drive-Thru Building by adding another GL Door in front of the building (GL Door was filled in by previous owner)
- Excellent Access to 22 Freeway
- M-1 Zoning (confirm): Auto Uses (including paint), manufacturing, warehousing, etc... Website Link:  
[http://www.qcode.us/codes/gardengrove/view.php?topic=9-9\\_16-9\\_16\\_020-9\\_16\\_020\\_030&frames=off](http://www.qcode.us/codes/gardengrove/view.php?topic=9-9_16-9_16_020-9_16_020_030&frames=off)

## RENOVATIONS COMPLETE

- Roof Repaired (3-year warranty/guarantee included)
- New Asphalt (Front)
- New Interior/Exterior Paint
- New Drywall
- New Windows
- Renovated Restrooms
- Renovated Office Areas
- New Flooring
- Energy Efficient Lighting in restrooms/offices (confirm)
- Large Concrete Fenced Yard

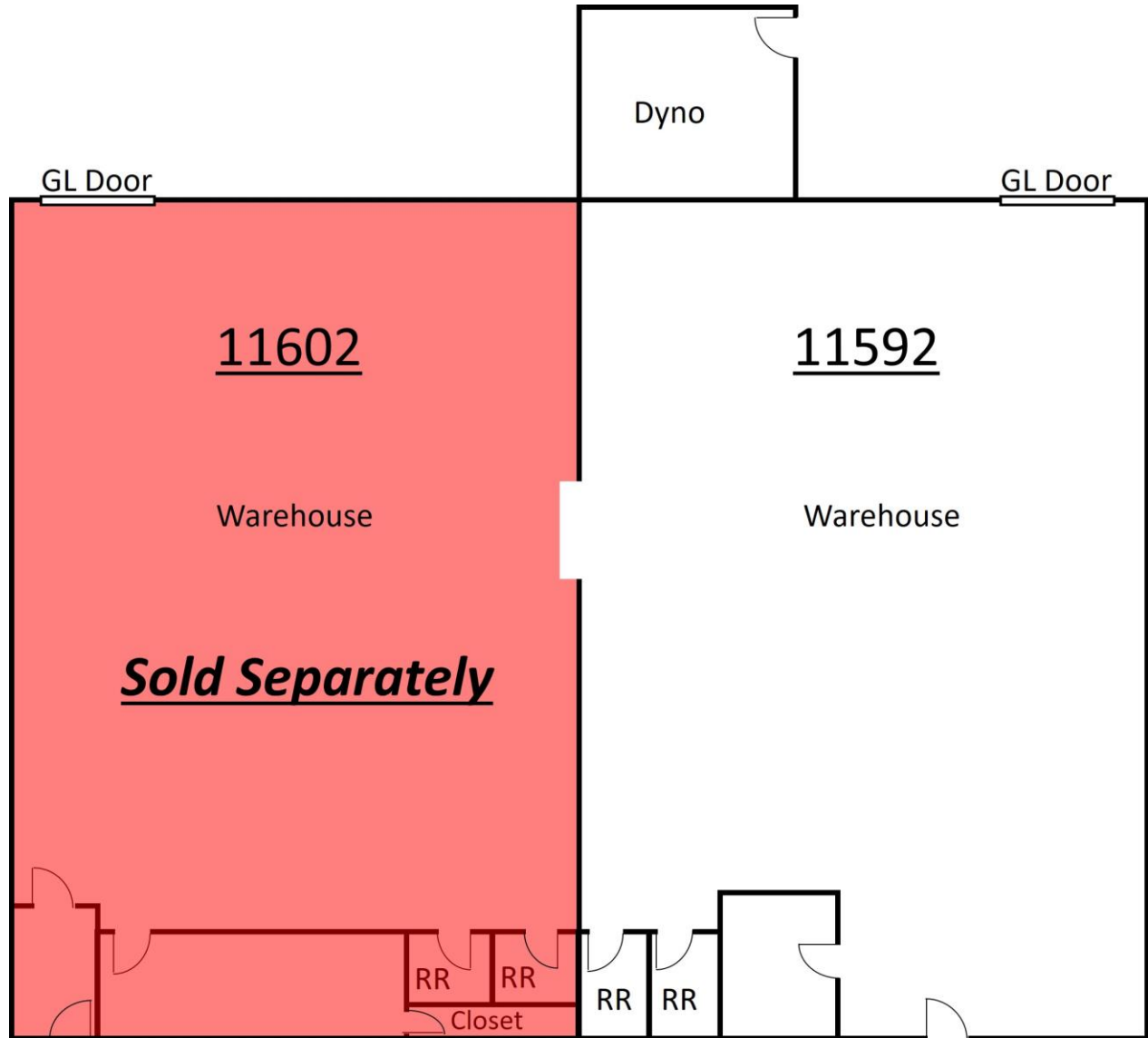
**Ashwill  
Associates**  
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# FLOOR PLAN & SITE LOCATION

11592 Anabel Ave., Garden Grove, CA 92843



*\*Not to Scale*

# PHOTOS

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