





AVAILABLE FOR SALE OR LEASE

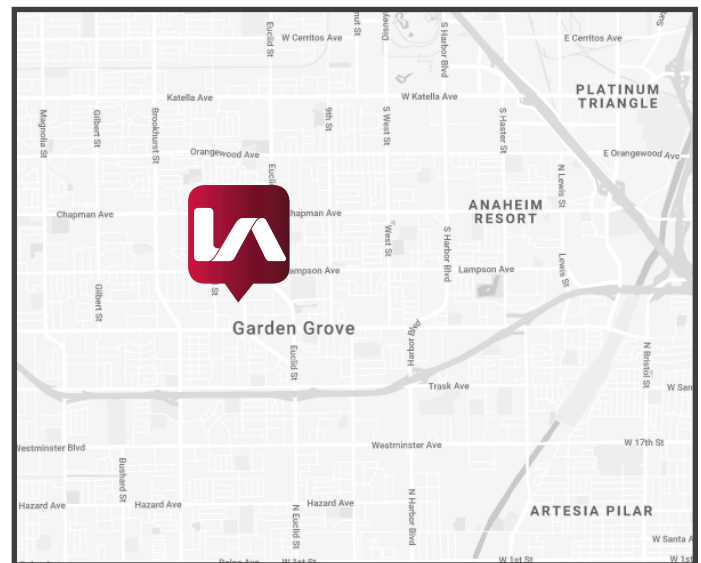
ORANGE
COUNTY
INDUSTRIAL



10451 PARK AVE. &
12846 NUTWOOD ST.
GARDEN GROVE, CALIFORNIA

PROPERTY FEATURES

- ± 28,000 SF Freestanding Industrial Building Plus ±8,016 Private Parking Lot
- Two-Story Warehouse Area
- ± 2,582 SF of Completely Renovated Modern Office Improvements
- Completely Renovated High Image Exterior Building Design and Glass Line
- New Water Conscious Landscape Design
- Two (2) Ground Level Doors
- 800 Amps and 480 Volt Power (Verify)
- Fire Sprinklers
- Freight Conveyor Lift for 2nd Floor Warehouse
- Excellent For Light Manufacturing, Storage, Assembly, Electronics, Garment, Etc.
- Excellent Centralized Location, With Convenient Freeway Access to the  ,  ,  , &  Freeways



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SALE PRICE: \$174/SF | LEASE RATE: \$0.69/SF IG

\$10,000 BROKER BONUS!

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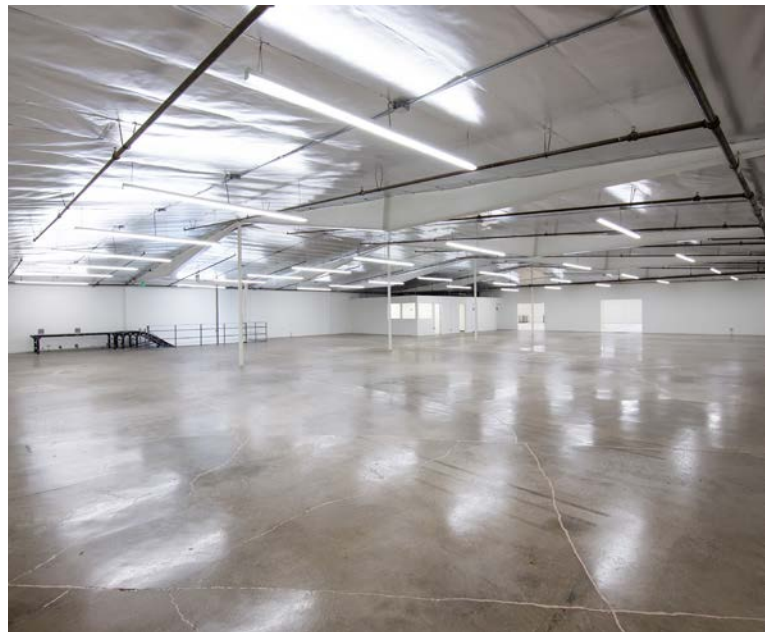
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