

Industrial Auto Body w/ Paint Booth & Fenced Yard

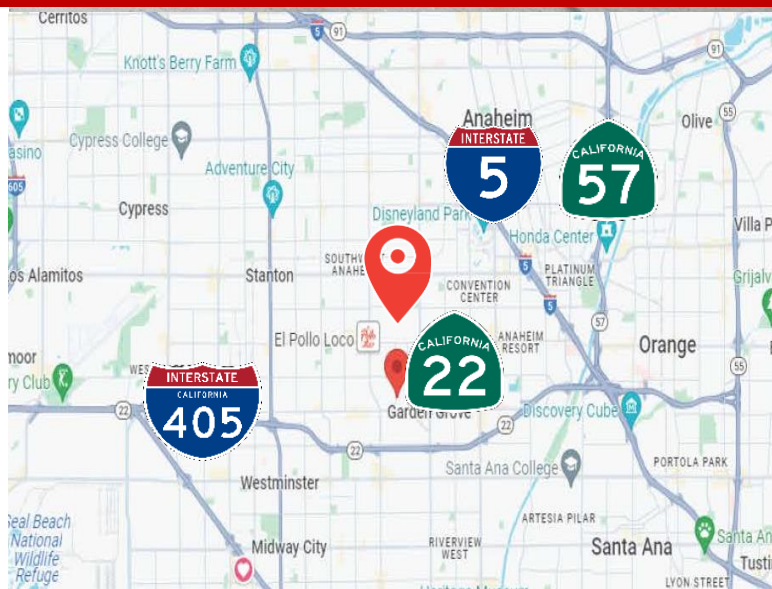
FOR SALE



10660 Stanford Ave., Garden Grove, CA 92840

PROPERTY FEATURES

- Owner is currently Leasing the approximate 5,000 SF adjacent block and paved yard area with a roll gate for well below market rent (call broker for details)
- Ideal Property for Auto Body w/ Permitted Spray Booth, Framing Machine and Air Compressors can be included
- Three (3) Ground Level Doors
- Zoning: Adaptive Re-use (AR) and Land Use (Industrial/Residential Mixed Use 2) allows for flexible Industrial, Commercial & Residential Development (verify w/ City)
- Minimum Warehouse Clear Height 12'
- Drive Through Building in Prime Location
- Parcel # 089-091-31
- Excellent Access to 55, 57, 5, 22 & 91 Freeways



**Ashwill
Associates**
COMMERCIAL REAL ESTATE

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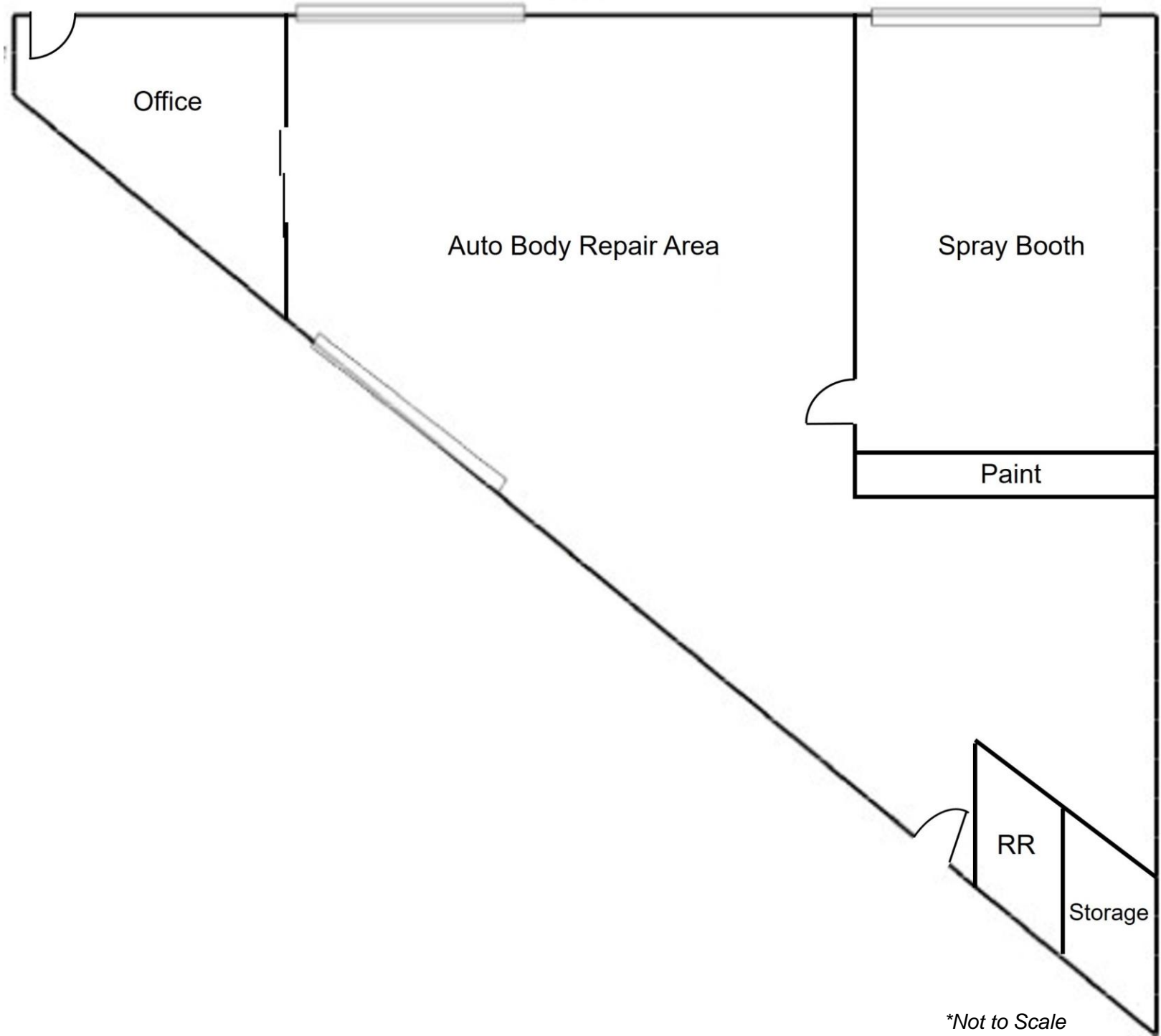
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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

Building Pictures

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Aerial View

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**Outlines are not to scale,
They are approximate*



**Orange outlined yard area is currently leased out for additional yard space
and can be available to a Buyer (call Broker for details)*

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