

# FOR LEASE | ± 1,607 SF COMMERCIAL/INDUSTRIAL UNIT

10682 Stanford Avenue, Garden Grove, CA



## BUILDING FEATURES

- Currently Small Archery Range/Shop
- Ideal Hobbyist Cave/Toybox
- 12' Minimum Clearance (*Verify*)
- 5 Parking Spots Plus Possible Street Parking (*Verify*)
- Freestanding
- 100% HVAC, Majority Drop Ceiling
- Near 22 Freeway
- 2 Private Restrooms
- No CAM Fees
- Unique Uses Considered: Studios, Physical Therapy, Small Gyms, Hobby Shop, Catering, Auto Uses (Repair)



### ERIC SMITH

Senior Vice President

714.935.2322

Lic. #01940591

teamsmith@voitco.com



### DYLAN SHERSHENOVICH

Associate

714.935.2322

Lic. #02151453

teamsmith@voitco.com

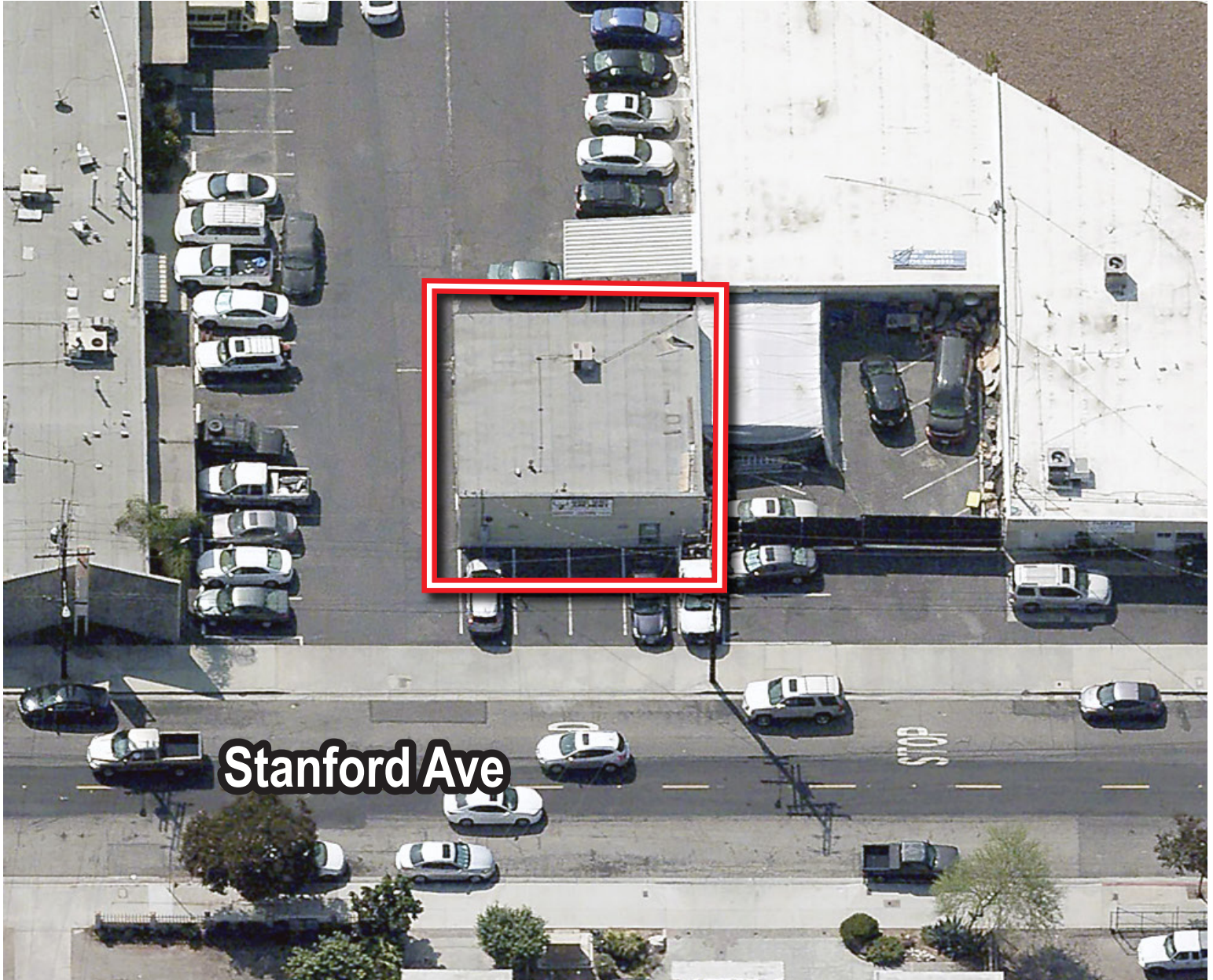
# Voit

REAL ESTATE SERVICES

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## AERIAL



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2400 E. Katella Ave., Suite 750, Anaheim, CA 92806 • 714.978.7880 • 714.978.9431 Fax • Lic #01991785

[www.EricRandolphSmith.com](http://www.EricRandolphSmith.com)

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## INTERIOR PHOTOS



**ERIC SMITH**  
Senior Vice President  
714.935.2322  
Lic. #01940591  
teamsmith@voitco.com



**DYLAN SHERSHENOVICH**  
Associate  
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Lic. #02151453  
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