

FOR SALE OR LEASE | ± 28,000 SF

Nearing Completion!

10451 Park Ave. & 12846 Nutwood St., Garden Grove, CA



MAJOR RENOVATIONS NEARLY COMPLETE - ADVANCED NOTICE

PROPERTY FEATURES

- ± 28,000 SF Freestanding Industrial Building
- Two-Story Warehouse Area
- ± 2,582 SF of New Creative Office & Interior Improvements
- New High Image Exterior Building Design and Glass Line
- New Landscape Design
- 2 Ground Level Doors
- 800 Amps and 480 Volt Power (Verify)
- Fire Sprinklers
- Freight Conveyor Lift for 2nd Floor Warehouse
- Excellent For Light Manufacturing, Assembly, Electronics, Garment, Etc.
- ± 8,016 SF Additional Land Parcel Included For Parking
- Excellent Freeway Access to the 22, 405, 5 & 57 Freeways



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Voit

REAL ESTATE SERVICES

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