



7345 ORANGEWOOD AVE

FOR SALE

*±75,911 SF on 4 Acre Lot
Advanced Manufacturing Facility*

7345 ORANGEWOOD AVE, GARDEN GROVE, CA 92841

43%
SITE COVERAGE

289
CAR PARKING

CORPORATE
HEADQUARTERS

2,000 A
OF POWER

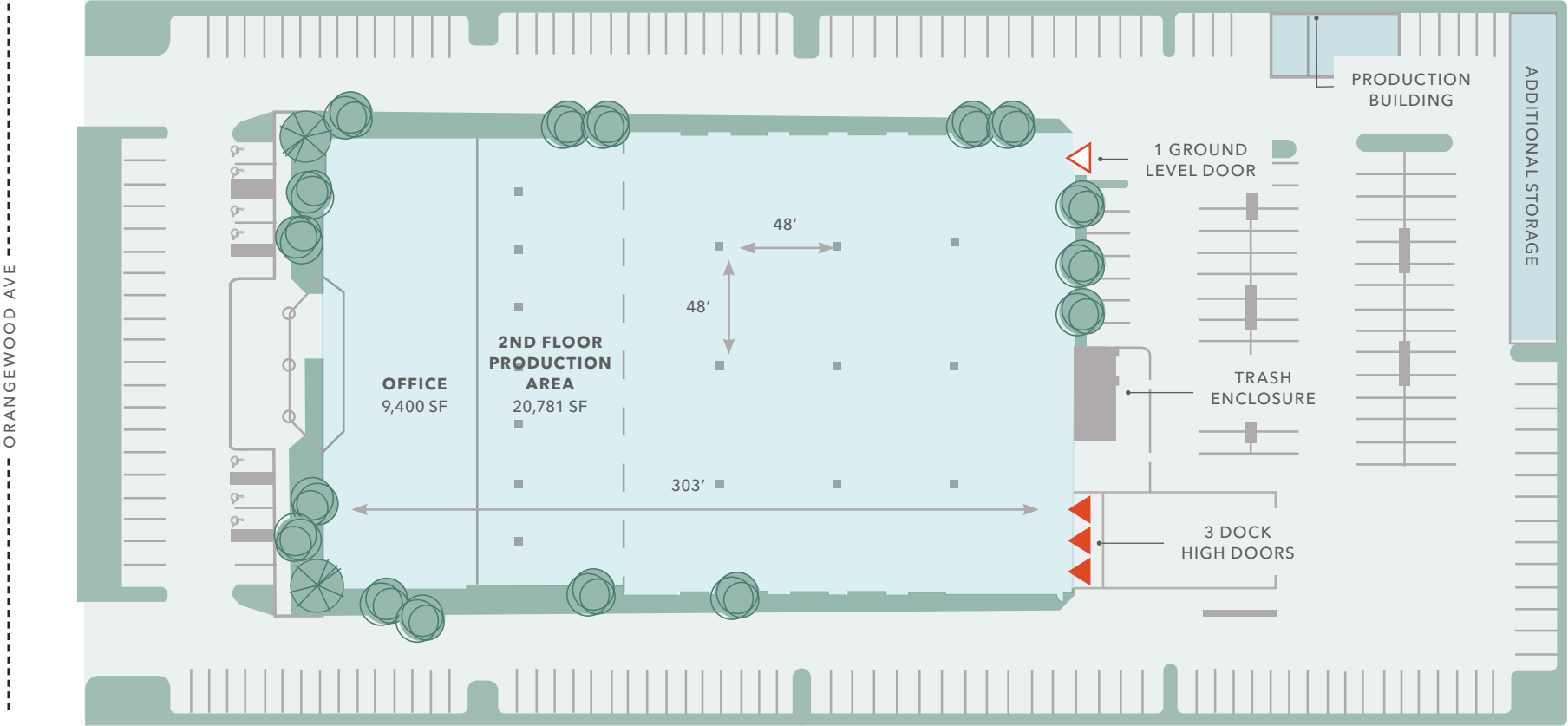


±75,911 SF warehouse & manufacturing facility, with heavy power, excess parking and fully fenced yard.

PROPERTY INFORMATION

ADDRESS	7345 Orangewood Ave Garden Grove, CA 92841
BUILDING SIZE	±75,911 SF
OFFICE SIZE	±9,400 SF
SECOND FLOOR PRODUCTION	±20,781 SF
LAND SIZE	4.00 AC (±174,240 SF)
YEAR BUILT	1985
CLEAR HEIGHT	24'
LOADING	1 Drive-In (12'W x 14'H) 3 Exterior Docks
PARKING	4.00/1,000 SF; 289 Surface Spaces
COLUMN SPACING	48'W x 48'D
POWER	2,000A / 277-480V, Heavy
APN:	131-021-33
AMENITIES	Fully Fenced Lot w/ Automatic Gates, Mezzanine, Large Yard, Additionally buildings for manufacturing and storage,

SITE PLAN



35 MIN

20 MIN

20 MIN

15 MIN

10 MIN

LOS ANGELES

LOS ANGELES INTERNATIONAL AIRPORT
35 min. away | 30 miles away

LONG BEACH AIRPORT
10 min. away | 11 miles away

7345 ORANGEWOOD AVE

PORT OF LONG BEACH
15 min. away | 18 miles away

PORT OF LOS ANGELES
20 min. away | 18 miles away

JOHN WAYNE AIRPORT
20 min. away | 15 miles away

LOS ANGELES

TORRANCE

LONG BEACH

ANAHEIM

Palos Verdes Estates

Rancho Palos Verdes

Seal Beach

Sunset Beach

Pacific Ocean

Los Alamitos

Stanton

Garden Grove

Westminster

Fullerton

Brea

Rowland Heights

Santa Fe Springs

Montebello

Huntington Park

Culver City

El Segundo

Lawndale

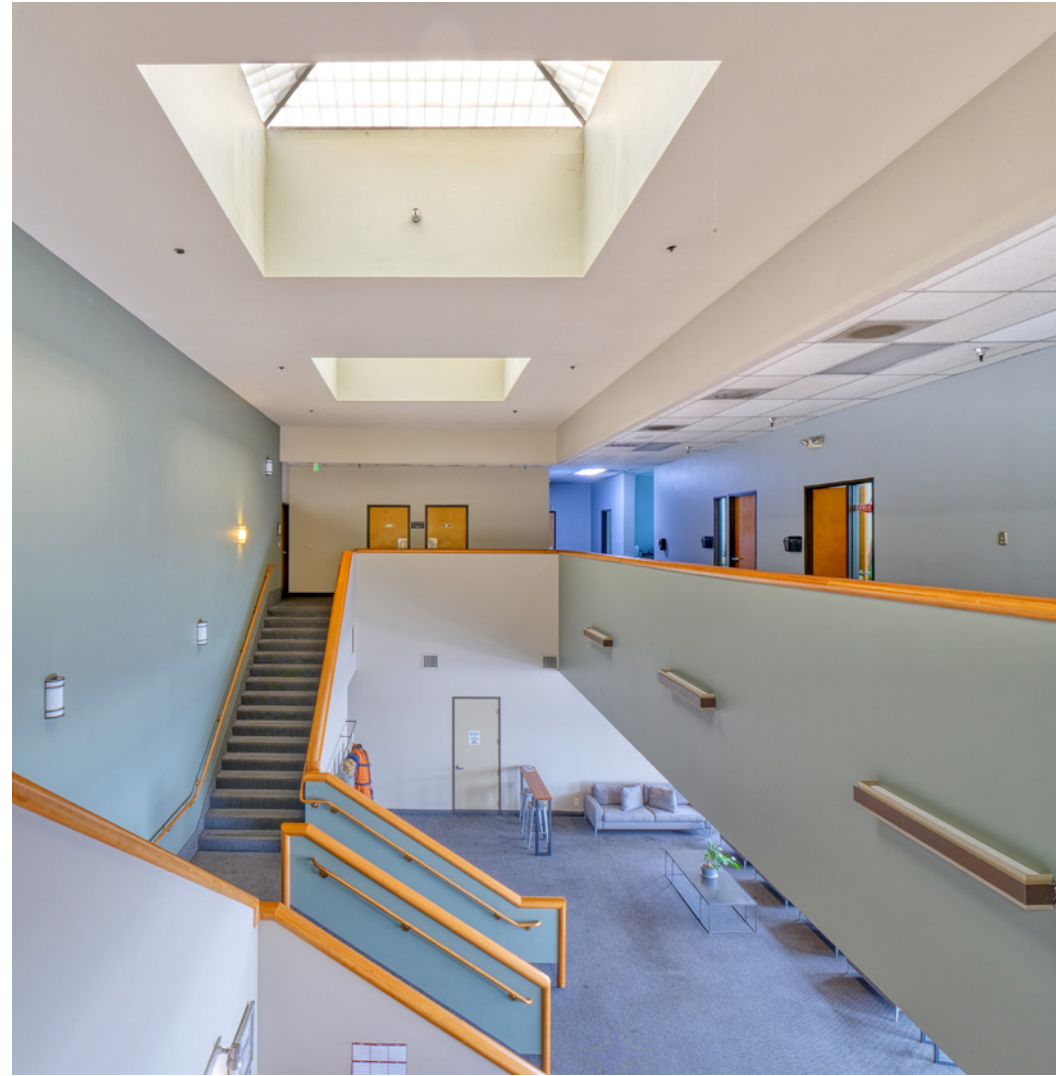
Compton

Carson

Lakewood

7345 ORANGEWOOD AVE

PROPERTY PHOTOS



AVAILABLE FOR SALE

KIDDER MATHEWS















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