

HOOVER BUSINESS PARK



UNDER NEW OWNERSHIP

12600-12714 HOOVER ST. | STANTON | CA 90680

SEBASTIAN LOZANO

714.935.2303

SHAWN FROME

714.935.2321

MIKE BOUMA, SIOR

714.935.2340

PAUL CAPUTO

714.935.2332

VOIT REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750

Anaheim, CA 92806

www.voitco.com.com

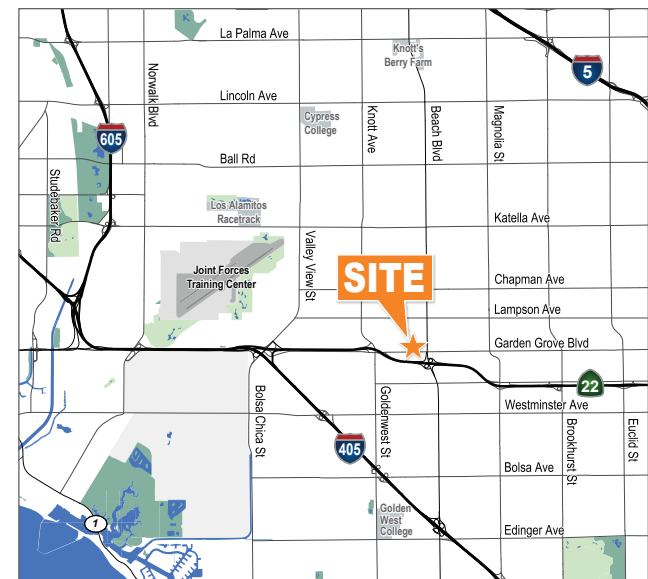
Voit

REAL ESTATE SERVICES



PROPERTY FEATURES

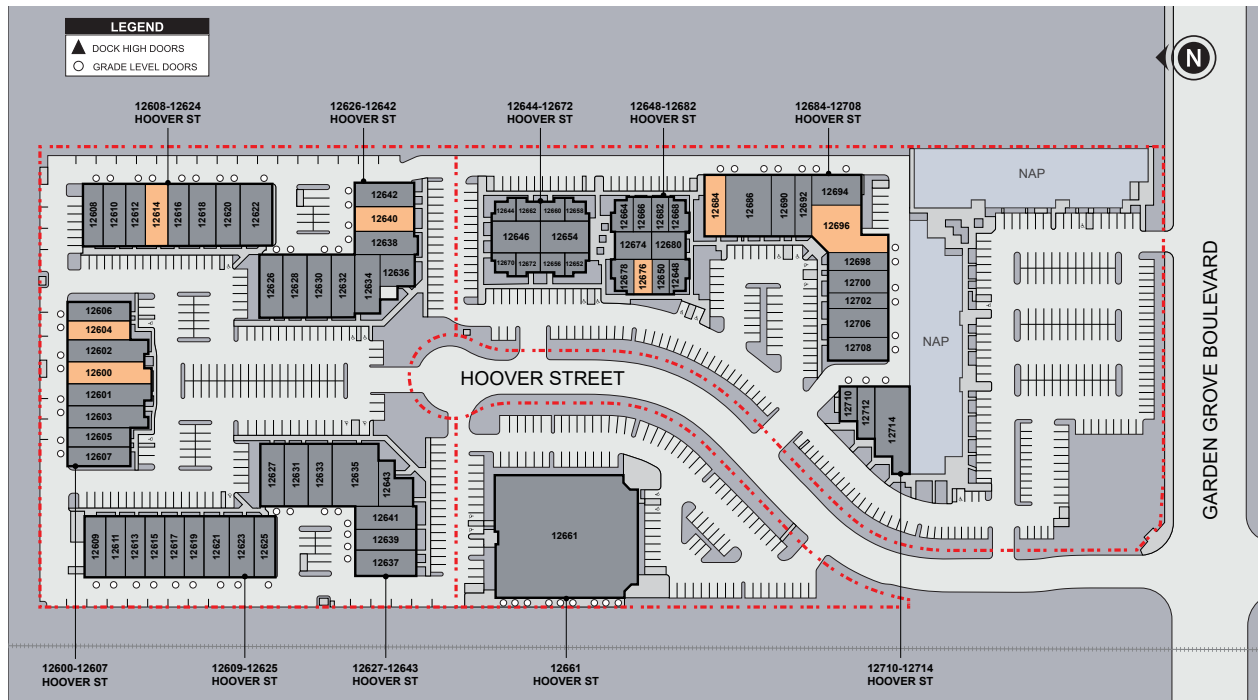
- High Image Business Park
- Ten (10) Multi-Tenant Industrial/Office Buildings
- Totaling ±157,400 Square Feet
- Units Range from ±500 to ±8,275 SF
- Over Standard Parking: 3.7:1,000 Parking Ratio
- Ground Level Loading
- Major Garden Grove Blvd. Street Frontage
- Excellent Access to the 22, 405, & 605 Freeways



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Voit Real Estate Services, DRE License #01991785.

HOOVER BUSINESS PARK

SITE PLAN



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

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AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
12640	±1,540	±427	\$1.89/SF	Industrial Suite: Reception/Open Office, Ample Warehouse, 1 Restroom
12604	±1,547	±342	\$1.89/SF	Industrial Suite: Reception, 1 Private Office, 1 Restroom, Warehouse, Ground Level Door
12614	±1,680	±445	\$1.95/SF	Industrial Suite: Reception, 1 Private Office, 1 Restroom, Warehouse, Ground Level Door
12684	±1,680	±597	\$1.89/SF	Industrial Suite: Reception, 1 Private Office, 1 Restroom, Warehouse, Ground Level Door
12696	±2,728	±582	\$1.85/SF	Industrial Suite: Reception, 1 Private Office, Restroom, Warehouse, Ground Level Door
12600	±3,394	±1,688	\$1.85/SF	Flex Suite: Open Floor Plan, Warehouse, Ground Level Door
12676	±937	±937	\$2.05/SF	Office Suite: Reception/Open Office Area, 2 Private Offices

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FOR MORE INFORMATION

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HOOVER BUSINESS PARK

Bldg. 12627-12643

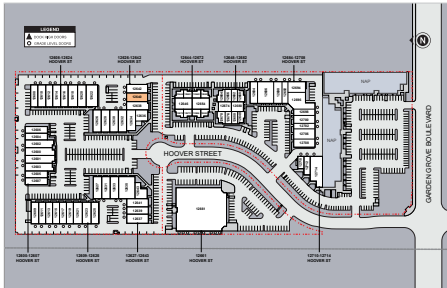
STE 12640

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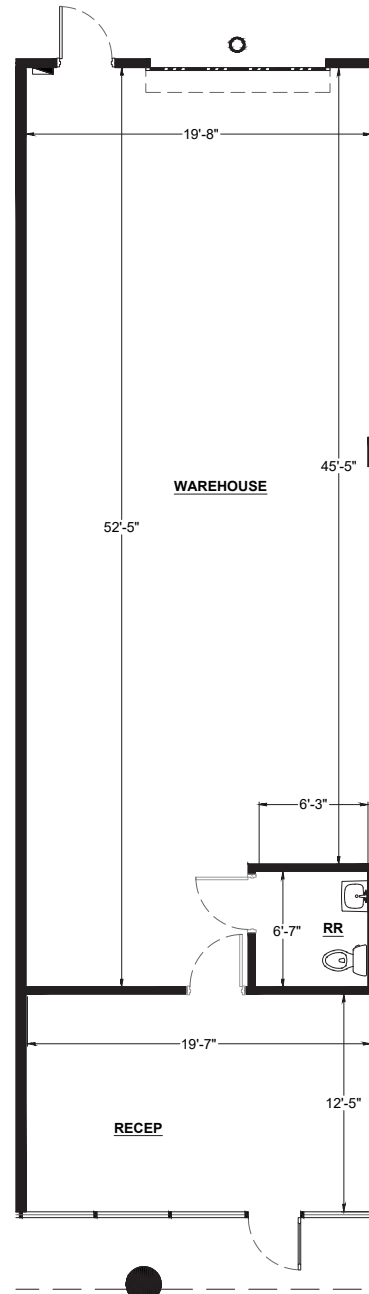
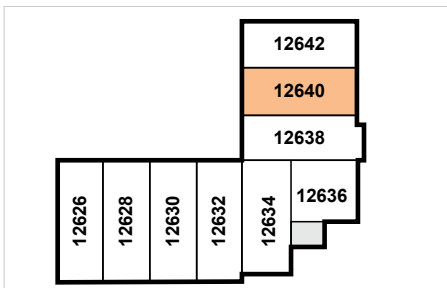
OFFICE AREA ±427 SF
WAREHOUSE AREA ±1,113 SF
TOTAL SUITE AREA ±1,540 SF

CLEAR HEIGHT 15'-4" - 16'-6"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 12600-12607

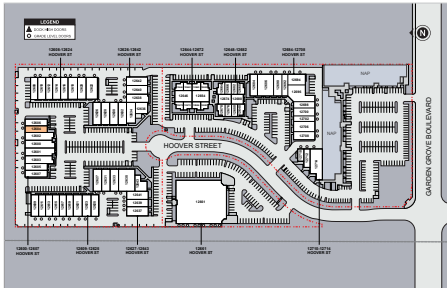
STE 12604

SUITE DATA:

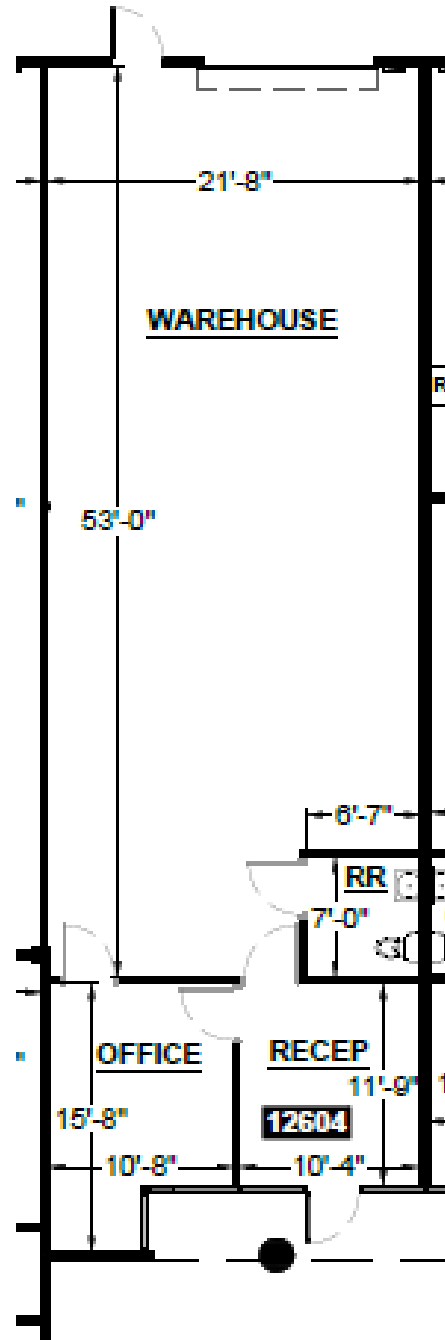
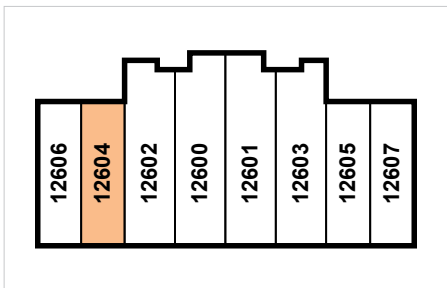
OFFICE AREA	±342 SF
WAREHOUSE AREA	±1,205 SF
TOTAL SUITE AREA	±1,547 SF

CLEAR HEIGHT	11'-0"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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HOOVER BUSINESS PARK

Bldg. 12608-12624

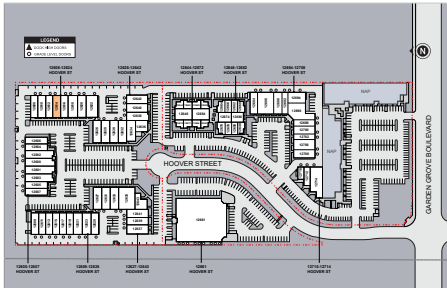
STE 12614

SUITE DATA:

OFFICE AREA ±445 SF
WAREHOUSE AREA ±1,235 SF
TOTAL SUITE AREA ±1,680 SF

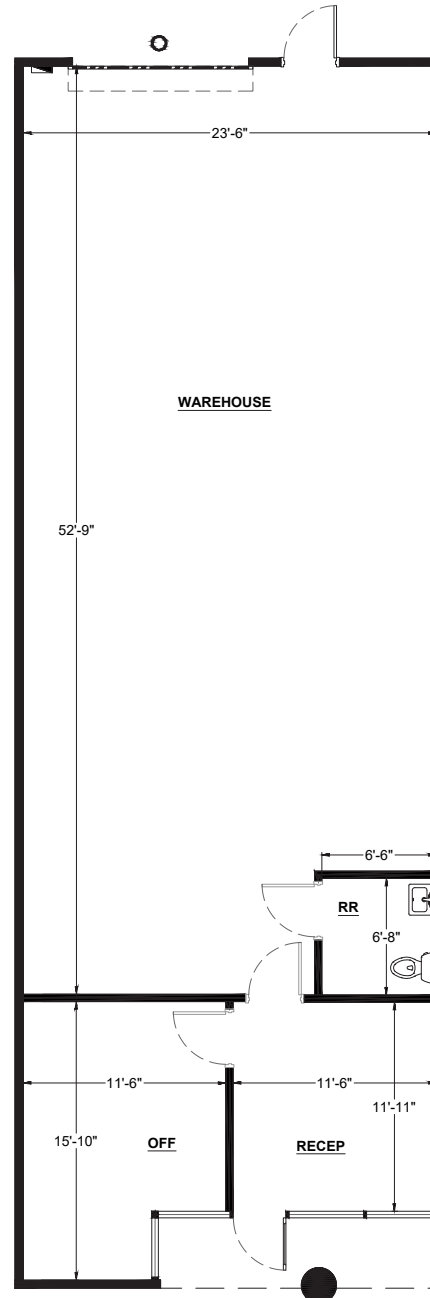
CLEAR HEIGHT 15'-4" - 16'-6"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:

12608	12610	12612	12614	12616	12618	12620	12622
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Bldg. 12684-12708

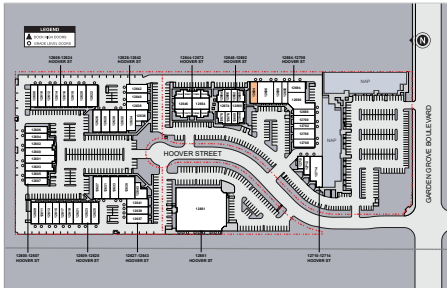
STE 12684

SUITE DATA:

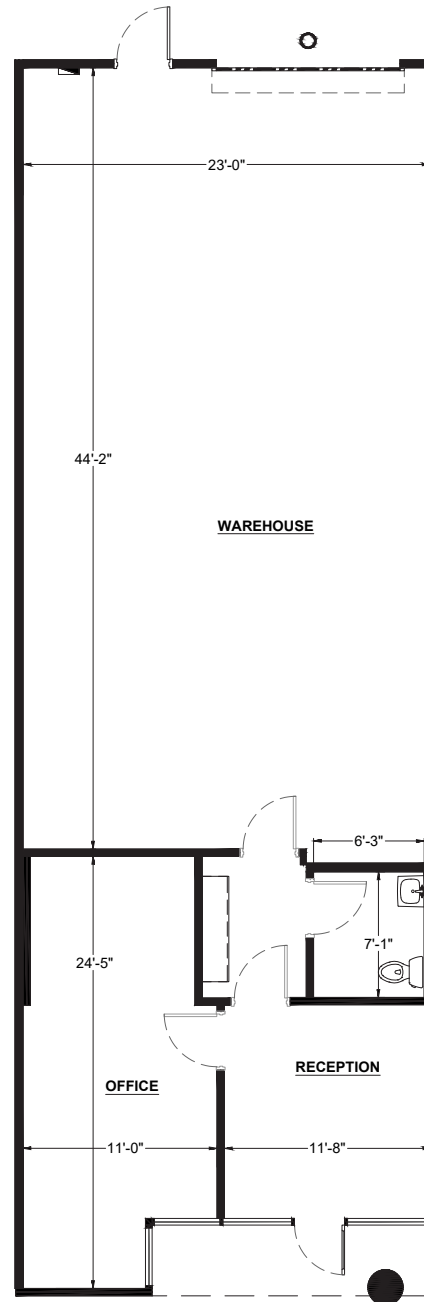
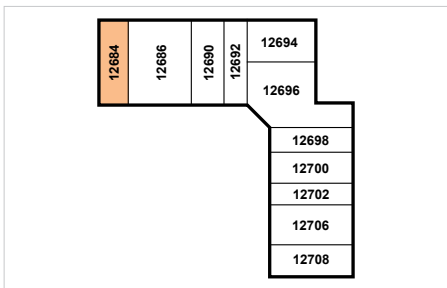
OFFICE AREA ±597 SF
WAREHOUSE AREA ±1,083 SF
TOTAL SUITE AREA ±1,680 SF

CLEAR HEIGHT 13'-6" - 15'-0"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 12684-12708

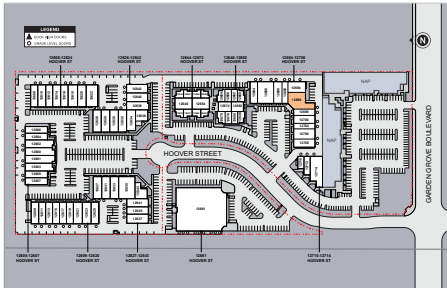
STE 12696

SUITE DATA:

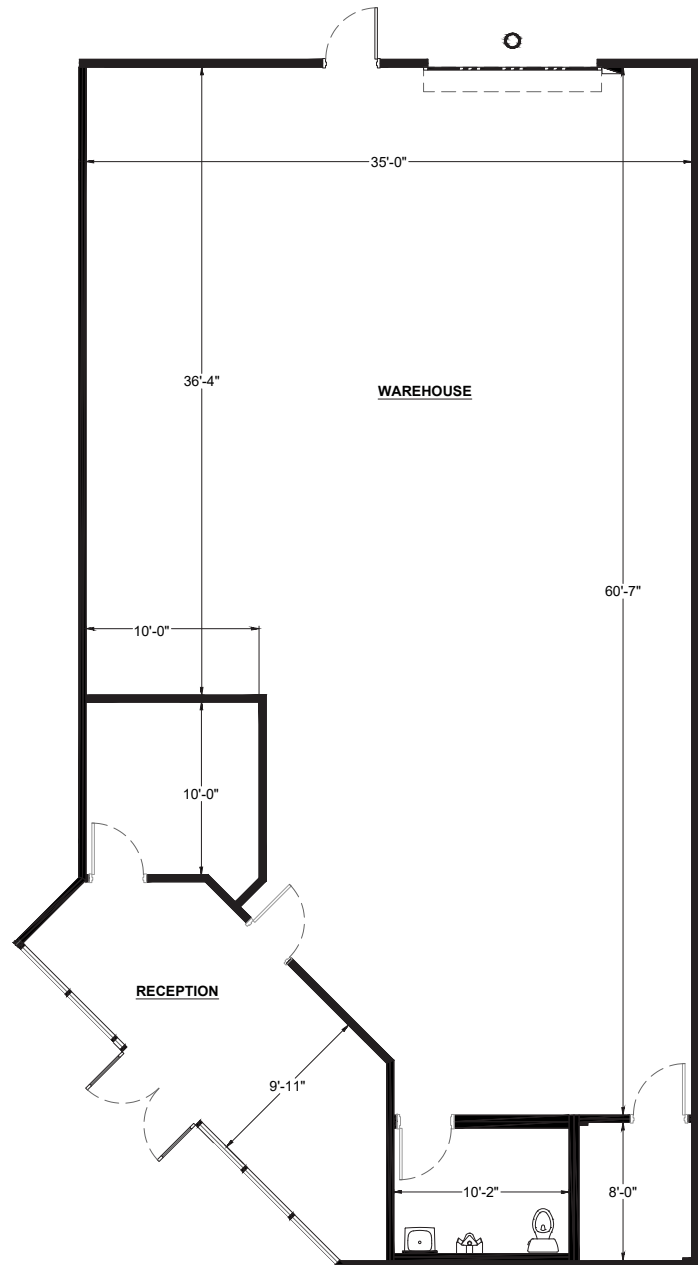
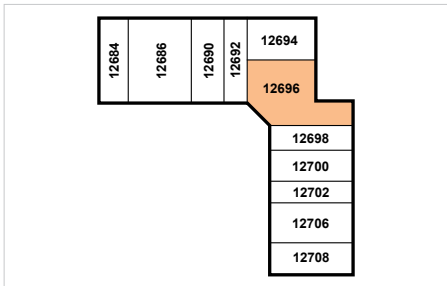
OFFICE AREA ±582 SF
WAREHOUSE AREA ±2,146 SF
TOTAL SUITE AREA ±2,728 SF

CLEAR HEIGHT 13'-6" - 15'-0"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 12600-12607

STE 12600

SUITE DATA:

OFFICE AREA ±1,1688 SF

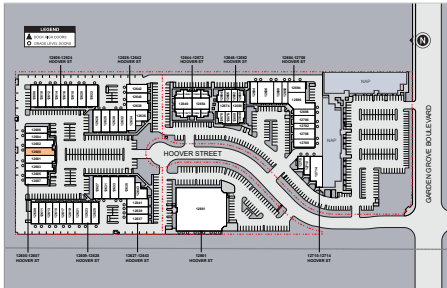
WAREHOUSE AREA ±1,706 SF

TOTAL SUITE AREA ±3,394 SF

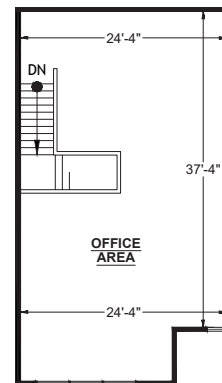
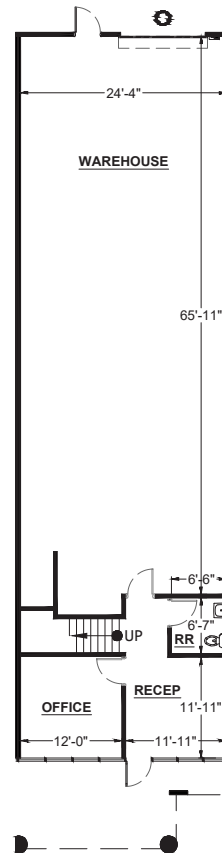
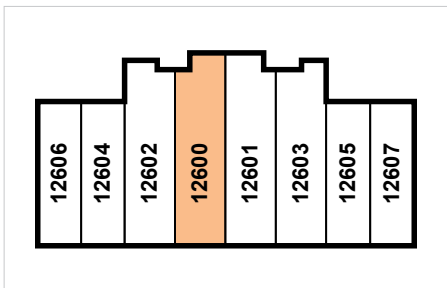
CLEAR HEIGHT 15'-2" - 16'-6"

O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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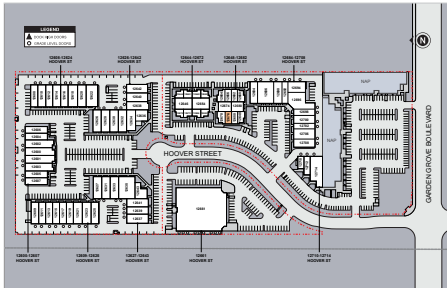
Bldg. 12648-12682

STE 12676

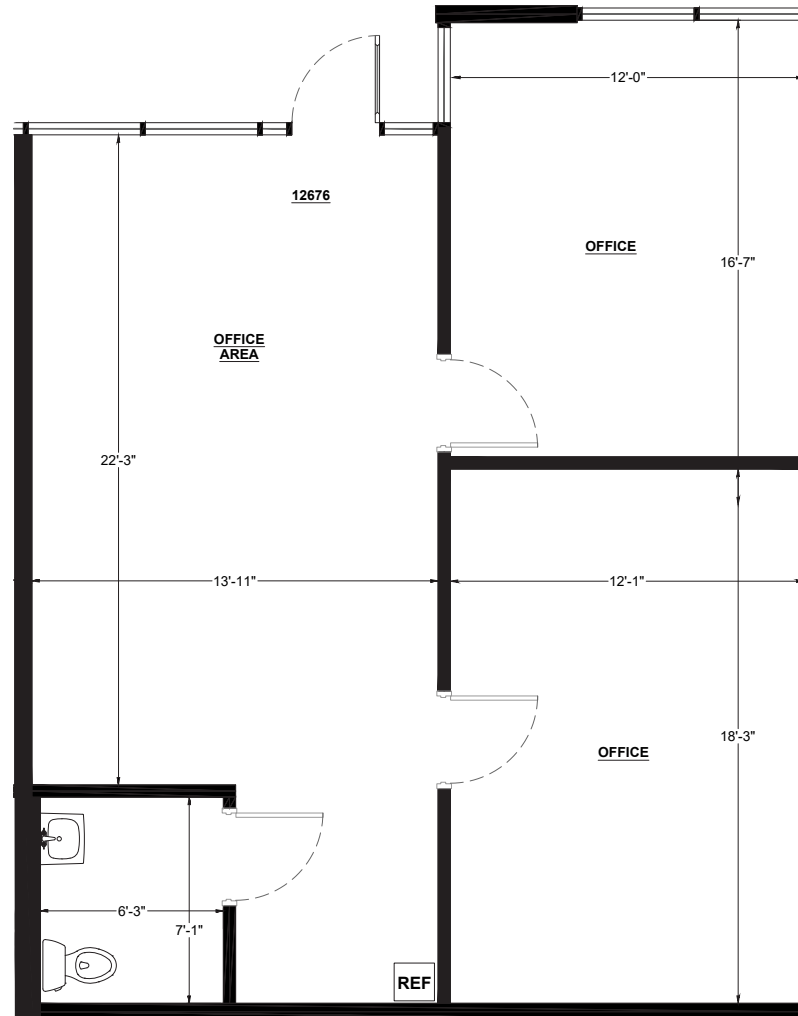
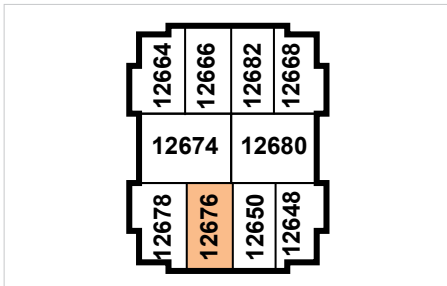
SUITE DATA:

OFFICE AREA ±937 SF
TOTAL SUITE AREA ±937 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



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AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

Dining & Retail
Shipping & Logistics
Big-Box Convenience Stores
Hotels & Banking

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