

FOR LEASE - ±16,733 SF

MANUFACTURING/WAREHOUSE

11366 MARKON DR, GARDEN GROVE, CA



**OWNER WANTS
NEXT DEAL!**

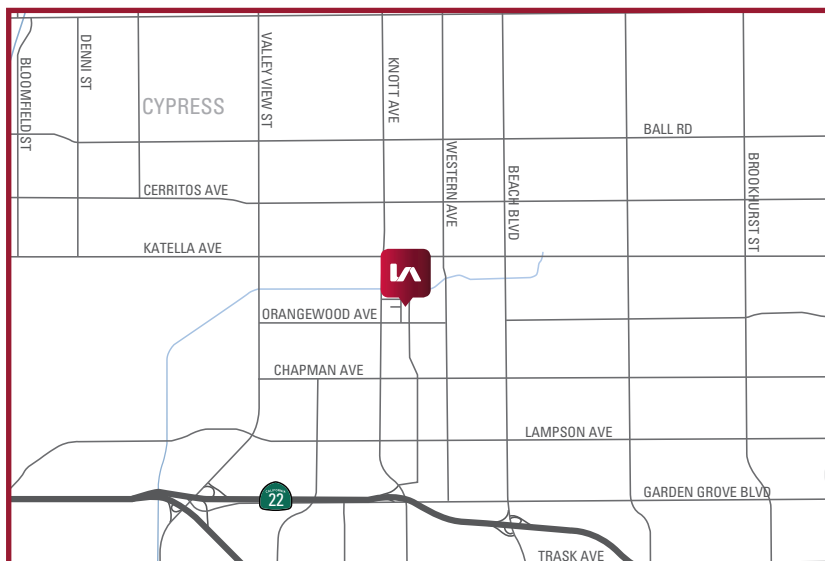
MOVE-IN-READY!

NEW IMPROVEMENTS!

- ✓ New Office Space
- ✓ New Restrooms
- ✓ New Ground Level Doors
- ✓ Painted Warehouse Walls
- ✓ New Landscaping
- ✓ Parking Lot Repair & Slurry Coat

BUILDING FEATURES

- » Freestanding Single-Story Building
- » ±22 Parking Stalls
- » ±19'-±20' Clearance
- » ±1,800 SF of New Office Space
- » ±500 SF of HVAC Shop Office
- » New Shop Restroom
- » Two (2) New Ground Level Loading Doors
- » Concrete Loading Area
- » 400 Amps 277/480 Volt Power Panel
- » Natural Gas Service
- » Tenant to Verify all Details



CONTACT

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

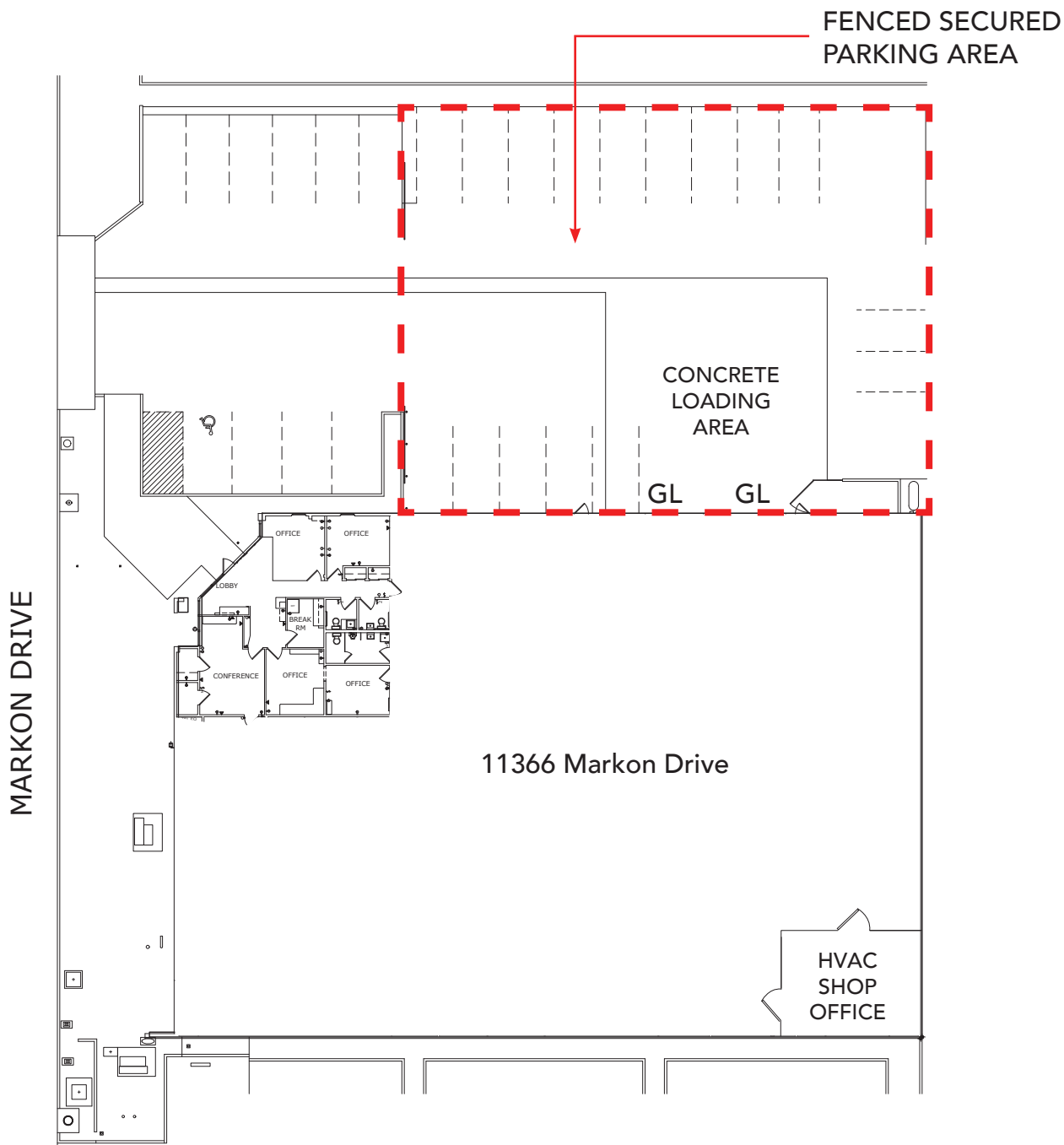
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SITE PLAN



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