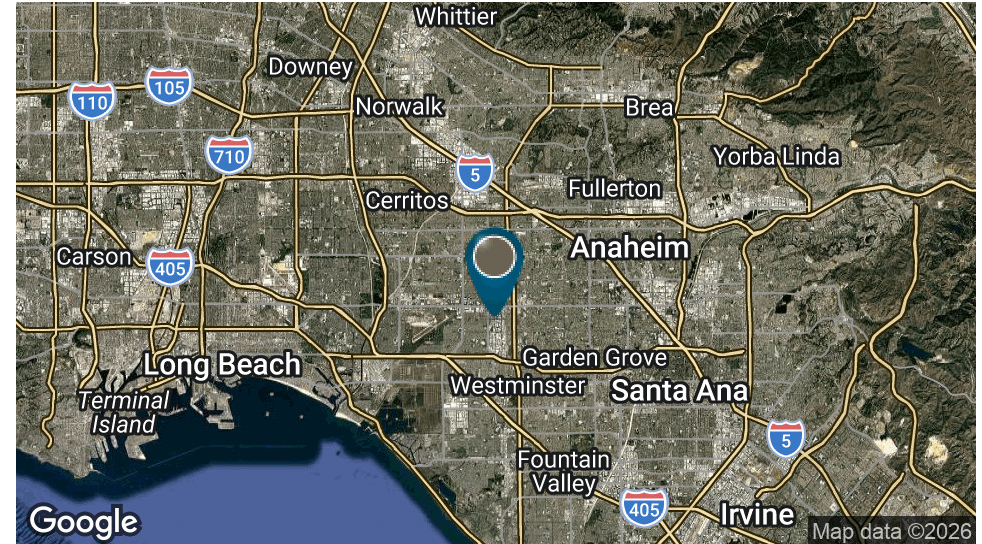


FOR SALE | EXECUTIVE SUMMARY

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA



OFFERING SUMMARY

Sale Price:	\$31,565,000
Building Size:	107,000 SF
Office:	Approx. 18,000 SF of 2 story Office
Lot Size:	4.53 Acres
Price / SF:	\$295
Year Built:	1978
Renovated:	2014
Zoning:	PUD-103-76

PROPERTY OVERVIEW

High image 107,000 SF industrial building on 4.53 acres. The property has heavy power for manufacturing, high clearance at 24 ft, 5 exterior dock doors, 2 Drive in Bays and 2 large parking lots and a secure fenced yard with a mature landscaping.

PROPERTY HIGHLIGHTS

- HIGH IMAGE CORPORATE HEADQUARTERS
- HEAVY POWER 4,000 AMPS/480V 3 PHASE
- 24 FT CLEAR HEIGHT
- 5 DOCK HIGH POSITIONS, 3 DRIVE IN DOORS
- 40 X 44 FT COLUMN SPACING
- LARGE FENCED YARD (102 FT WIDE TRUCK COURT)
- 102 PARKING SPACES

ADDITIONAL PHOTOS

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA



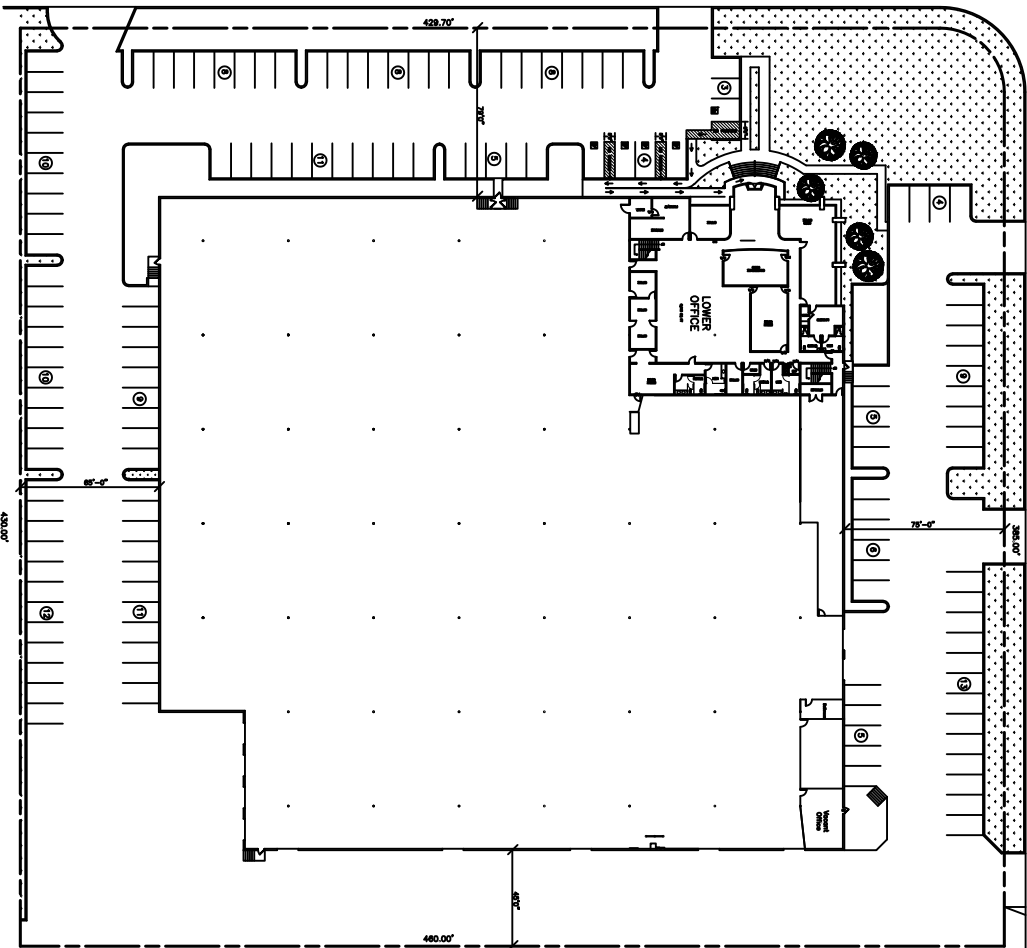
ADDITIONAL PHOTOS

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA



MONARCH STREET

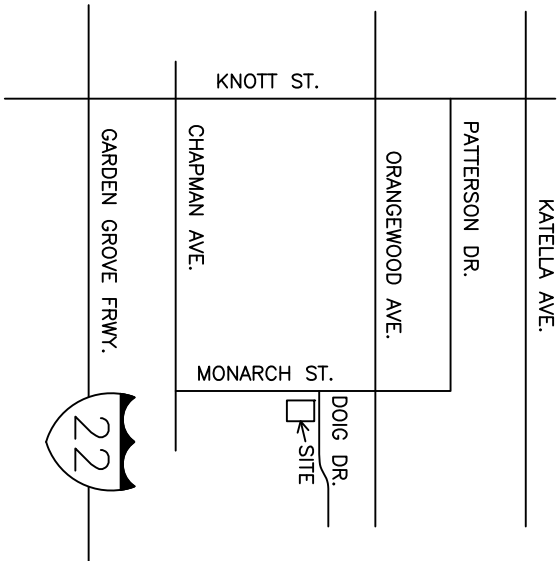
DOIG AVENUE



SITE PLAN

11700 MONARCH ST.
GARDEN GROVE, CA. 92841

VICINITY MAP



ITEM	QUANTITY	DESCRIPTION
<p>CATALINA CYLINDERS DIVISION OF ALUMINUM PRECISION PRODUCTS INC. GARDEN GROVE, CA TEL (714) 890-0999 FAX (714) 890-1744 WWW.CATALINACYLINDERS.COM</p>		
<p>SCALE: 1/8" = 1'-0"</p>		
<p>DESIGNED BY: [Signature]</p>		
<p>CHECKED BY: [Signature]</p>		
<p>DATE: 7/14/2000</p>		
<p>APPROVED BY: [Signature]</p>		
<p>PROJECT: 11700 MONARCH ST. GARDEN GROVE, CA</p>		
<p>DATE: 7/14/2000</p>		
<p>REVISION: [Blank]</p>		

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LOCATION MAP

11700 MONARCH | 107,000 SF | GARDEN GROVE, CA

