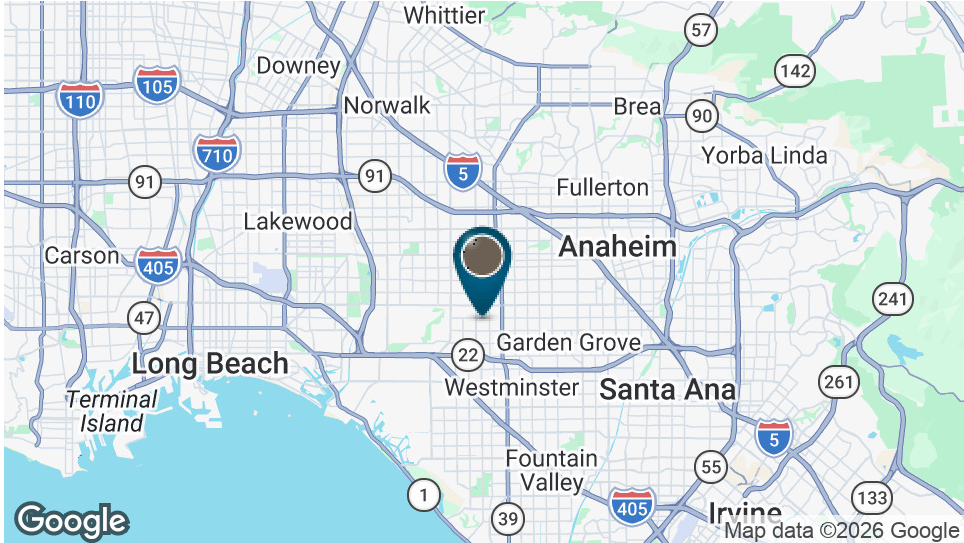


FOR LEASE

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



OFFERING SUMMARY

Lease Price:	\$1.25 NNN w/ \$.25 nets
Building Size:	107,000 SF
Lot Size:	4.53 Acres
Price / SF:	\$1.25 NNN
Year Built/Renovated:	1978/2014
Office SF:	18,000
Zoning:	PUD-103-76

PROPERTY OVERVIEW

High image Corporate Headquarters Building in the heart of the Garden Grove industrial complex. 107,000 SF industrial building situated on a large 4.53 acre parcel. The property has over 4,000 amps heavy power (verify) for manufacturing, high clearance at 24 ft for distribution, 5 exterior dock doors, 2 Drive in Bays, large parking lot with 92 parking spaces and a secure fenced yard with a mature landscaping. \$1.10 NNN with \$.22 net charges represents the best priced opportunity in the market.

LOCATION OVERVIEW

Centrally located in West Orange County with easy access to the 22, I-405, I-5, 91 and I-605 freeways.



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 117 Main Street

ADDITIONAL PHOTOS

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



LOCATION MAP

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

