

# FOR SUBLEASE

## ±3,043 SF Industrial Flex Unit



**10662 Stanford Avenue, Unit B, Garden Grove**

### HIGHLIGHTS

- ±3,043 SF Industrial Flex Space
- Available for Sublease
- **Recently Improved Interior Space**
- Functional Warehouse and Office/Flex Layout
- Ground Level Loading Door
- Approximately 10' Warehouse Clearance
- Seven (7) Dedicated Parking Stalls
- One (1) Private Restroom
- Flexible Layout
- Mini Split HVAC Units Serving Office/Rest Areas
- Shower Facility
- Adaptive Re-Use Zoning (tenant to verify permitted uses)
- Excellent Garden Grove Location with Convenient access to SR 22, I5, and surrounding Orange County Transportation Corridors
- Current Term Expires July 31, 2027
- Ability to Negotiate Longer Term Directly with Ownership



### Cade La Tourette

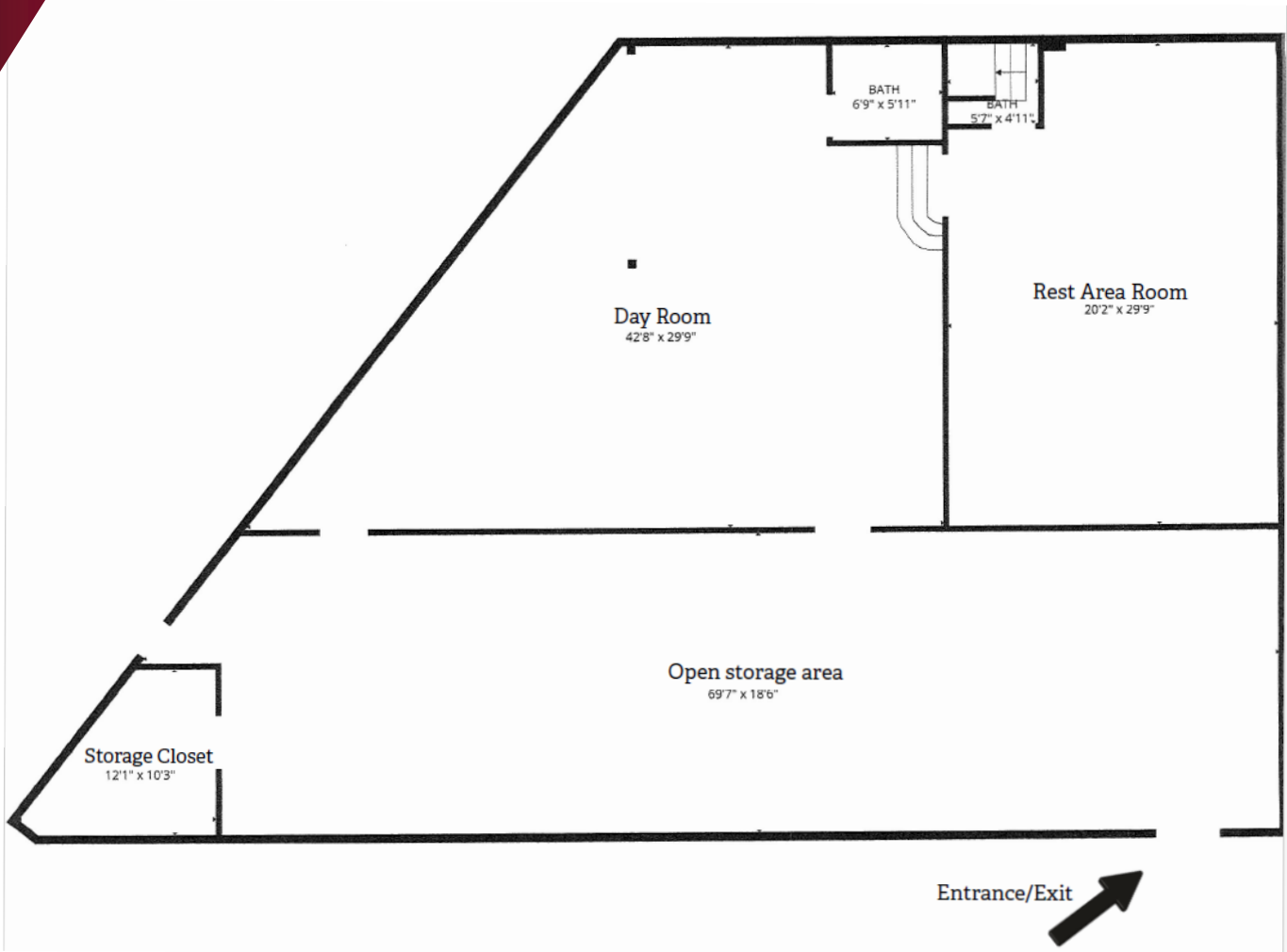
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### FLOOR PLAN



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