

Available SF 1,604 SF

Industrial Condo For Lease

Building Size 11,505 SF



Property Name: Garden Grove Commerce Park
Address: 12630 Westminster Ave, Unit A, Garden Grove, CA 92843
Cross Streets: Harbor Blvd/Westminster Ave

High Image Industrial Condo
 Fully Fire Sprinklered
 12'x12' GL Loading Door
 Major Street Frontage / High Visibility
 Great Business Park Ingress/Egress/Circulation

Lease Rate/Mo: \$2,871
Lease Rate/SF: \$1.79
Lease Type: Modified Gross
Available SF: 1,604 SF
Minimum SF: 1,604 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: PUD(I)
Listing #: 45536581

Sprinklered: Yes
Clear Height: 15'
GL Doors/Dim: 1 / 12'x12'
DH Doors/Dim: 0
A: 100 V: 120/208 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1988R08
Whse HVAC: No
Parking Spaces: 3 / Ratio: 1.9:1/
Rail Service: No
Specific Use: Warehouse/Distribution
Listing Date: 08/27/2026

Office SF / #: 400 SF / 2
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 09/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: OC West
APN#: 938-69-114