

FOR SALE

±8,000 SF INDUSTRIAL BUILDING

7542 -7552 ACACIA AVENUE | GARDEN GROVE, CA



AUTOMOTIVE USES PERMITTED - VERIFY WITH CITY

PROPERTY FEATURES

- 8,000 SF Freestanding Industrial Building
- Excellent Owner User / Investment Opportunity
- 14' - 15' Warehouse Clearance (Verify)
- 400 Amps 120/208 (Verify)
- M-1 Zoning (Verify)
- Four (4) Ground Level Doors
- Two (2) Fenced Yards
- 4,000 SF Deliverable Vacant at Close of Escrow - Please Contact Listing Team for Sample Financing Scenario



ERIC SMITH, SIOR

Senior Vice President | Partner
License #01940591
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SELDEN MCKNIGHT

Senior Vice President
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STAN KWAK

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Voit

REAL ESTATE SERVICES

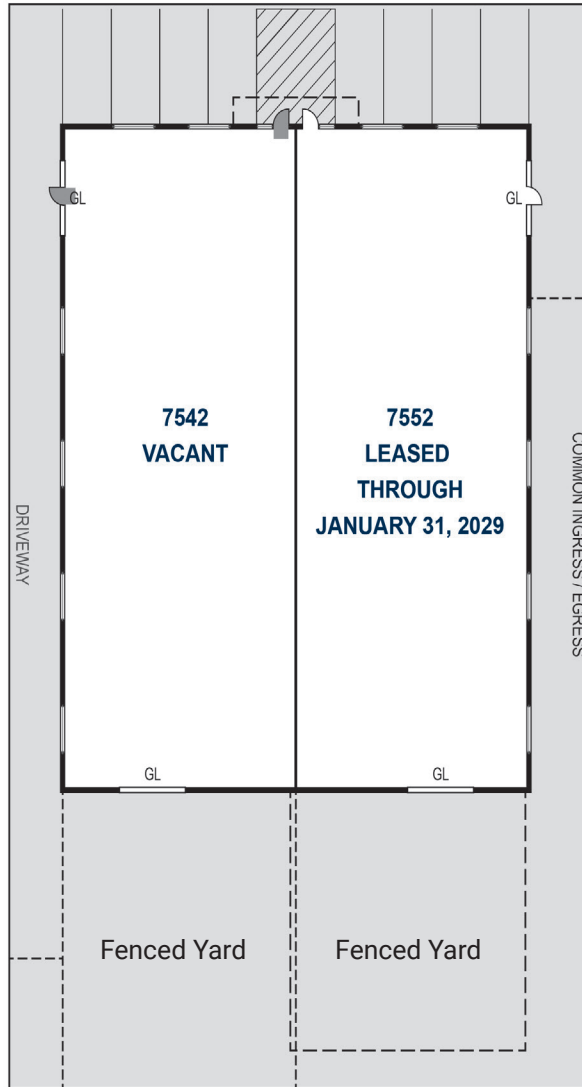
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2400 E. Katella Avenue, Suite 750 | Anaheim, CA 92806
License #01991785 www.EricRandolphSmith.com

7542- 7552 ACACIA AVENUE | GARDEN GROVE, CA

SITE PLAN

ACACIA AVE



CURRENT RENT SCHEDULE - 7552 ACACIA AVENUE

FEBRUARY 1, 2025 - JANUARY 31, 2026	\$7,141.50 PER MONTH GROSS
FEBRUARY 1, 2026 - JANUARY 31, 2027	\$7,391.45 PER MONTH GROSS
FEBRUARY 1, 2027 - JANUARY 31, 2028	\$7,650.15 PER MONTH GROSS
FEBRUARY 1, 2028 - JANUARY 31, 2029	\$7,917.90 PER MONTH GROSS

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