



Colliers

For Lease

±58,317 SF

Contact

Clyde Stauff, SIOR

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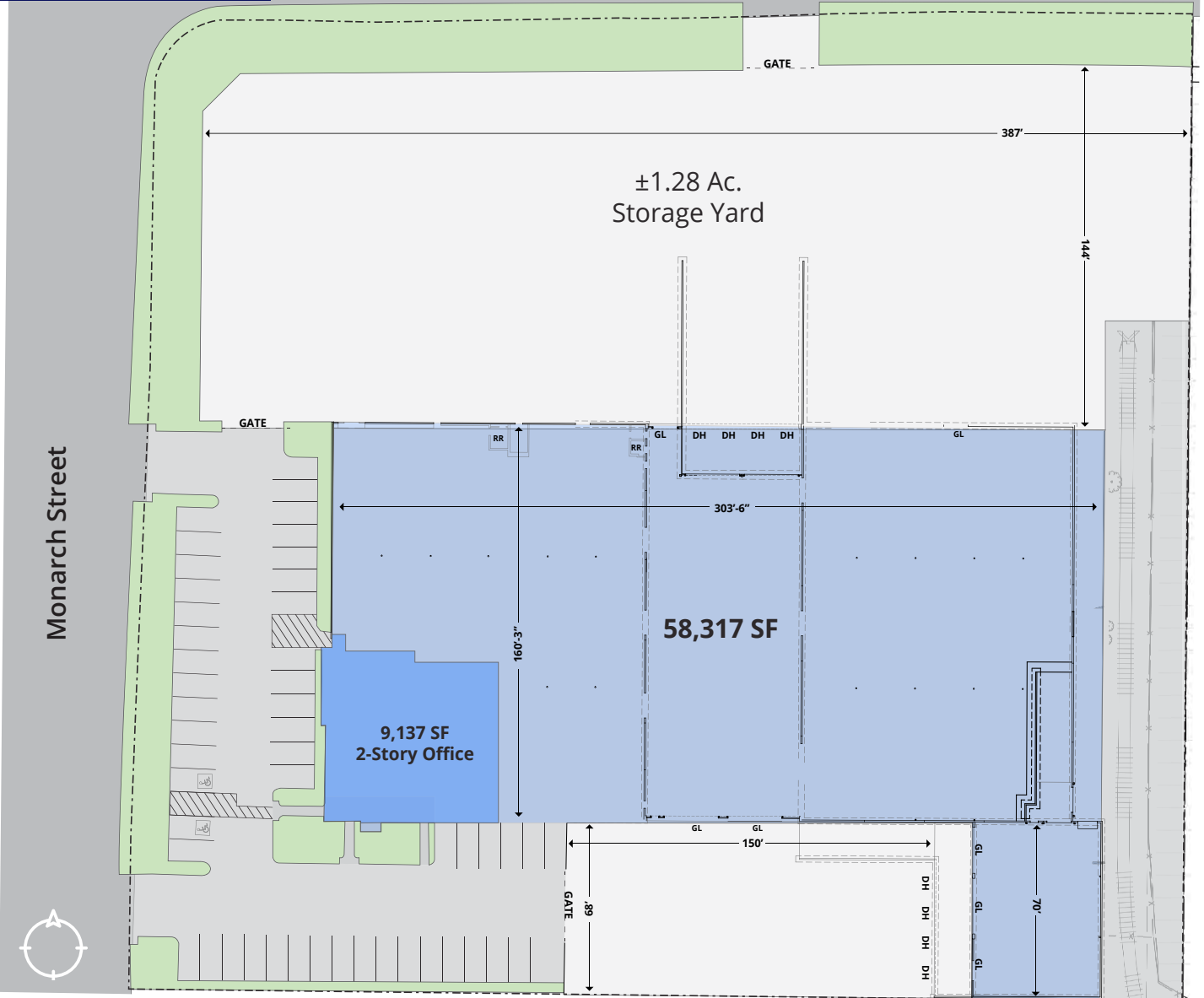
3 Park Plaza, Suite 1200
Irvine, CA 92614
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11552 Monarch Street Garden Grove, CA

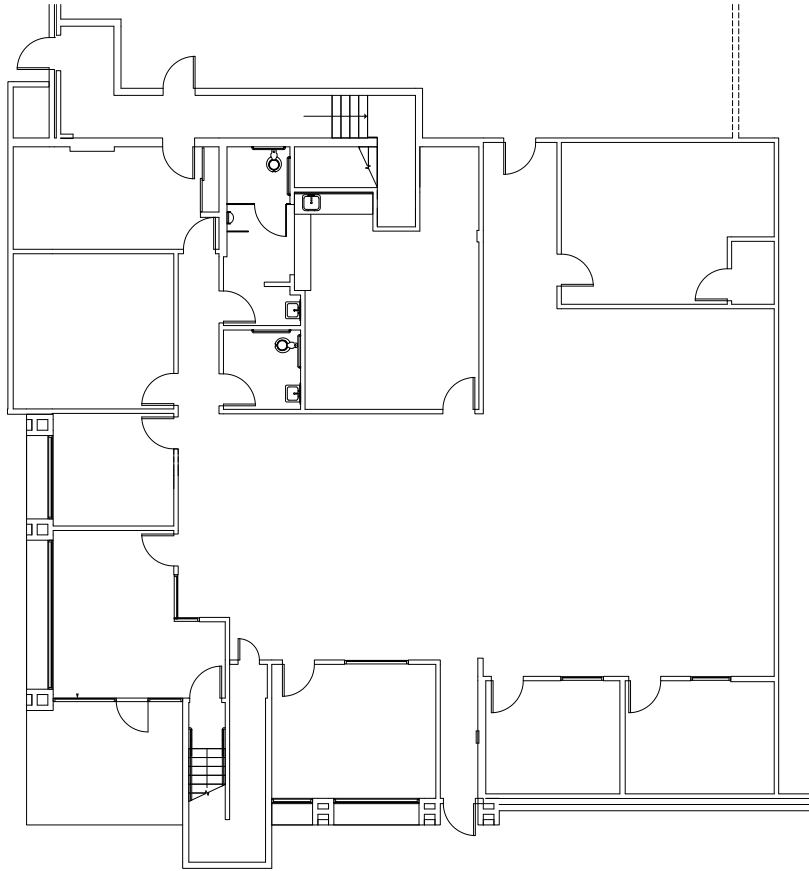
- 58,317 SF freestanding industrial building
- 3.70 Acre land parcel
- Office Area - 1st Floor 4,815 SF
- Office Area - 2nd Floor 4,322 SF
- Total Office Area 9,137 SF
- 24' minimum clear height
- 8 dock high loading positions
- 7 grade level openings
- Covered loading dock
- ESFR sprinkler system
- 800 amps, 277/480 volt, 3 phase - Expandable to 2,500 amps
- LED warehouse lighting
- 49 car parking
- Large secured storage yard (approximately 1.28 acres)
could possibly accommodate up to 100 additional parking stalls
- Immediate access to 22, 405 & 605 Freeways

Site Plan

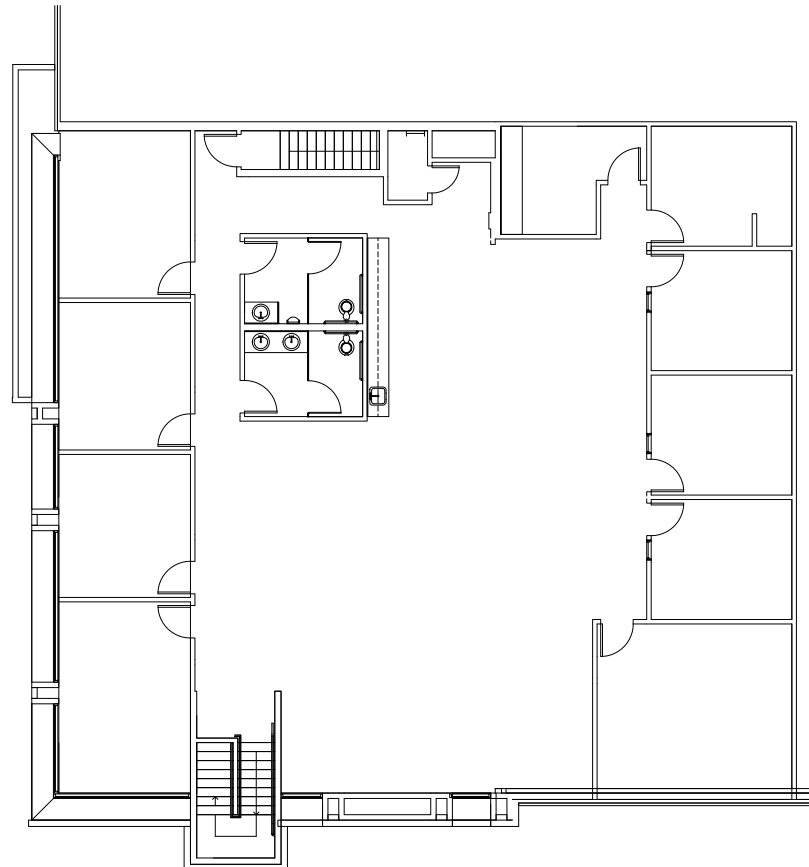


Office Floor Plan

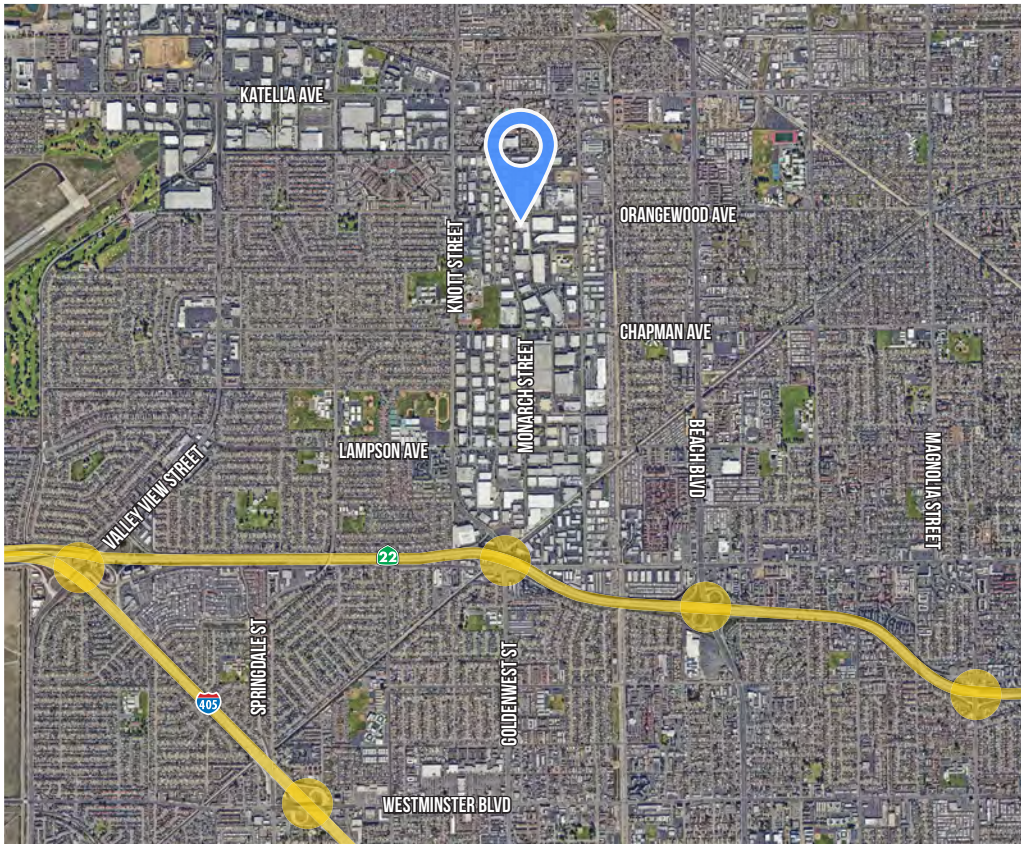
First Floor Office
4,815 SF



Second Floor Office
4,322 SF







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