

FOR SUBLEASE

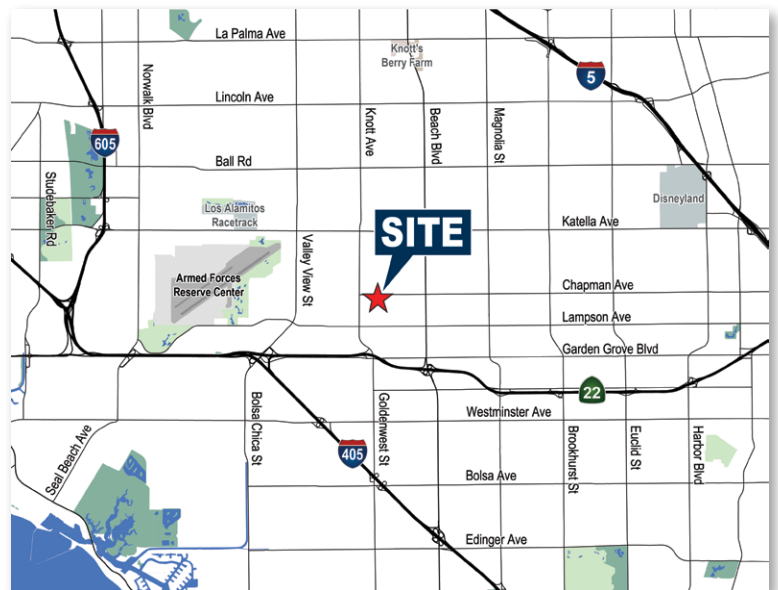
±5,000 - ±36,000 SF
MULTIPLE OPTIONS - WAREHOUSE,
OFFICE, LAB, SPACE, FREEZER/COOLER

7272 CHAPMAN AVE | GARDEN GROVE, CA



PROPERTY FEATURES

- Sublease Until May 31, 2030
- Part of a Larger 70,000 SF Building
- Numerous and Flexible Floorplans:
 - ±5,160 SF Warehouse
 - ±9,240 SF 2nd-Story Warehouse
 - ±15,000 SF Lab Space/Office
 - ±1,500 SF Office
- 50 Parking Spaces
- Heavy Power
- Excellent Access to 22 and 405 Freeway



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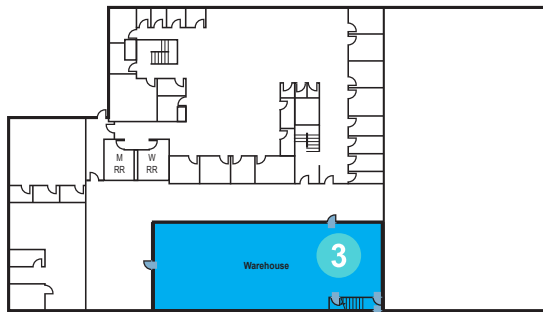
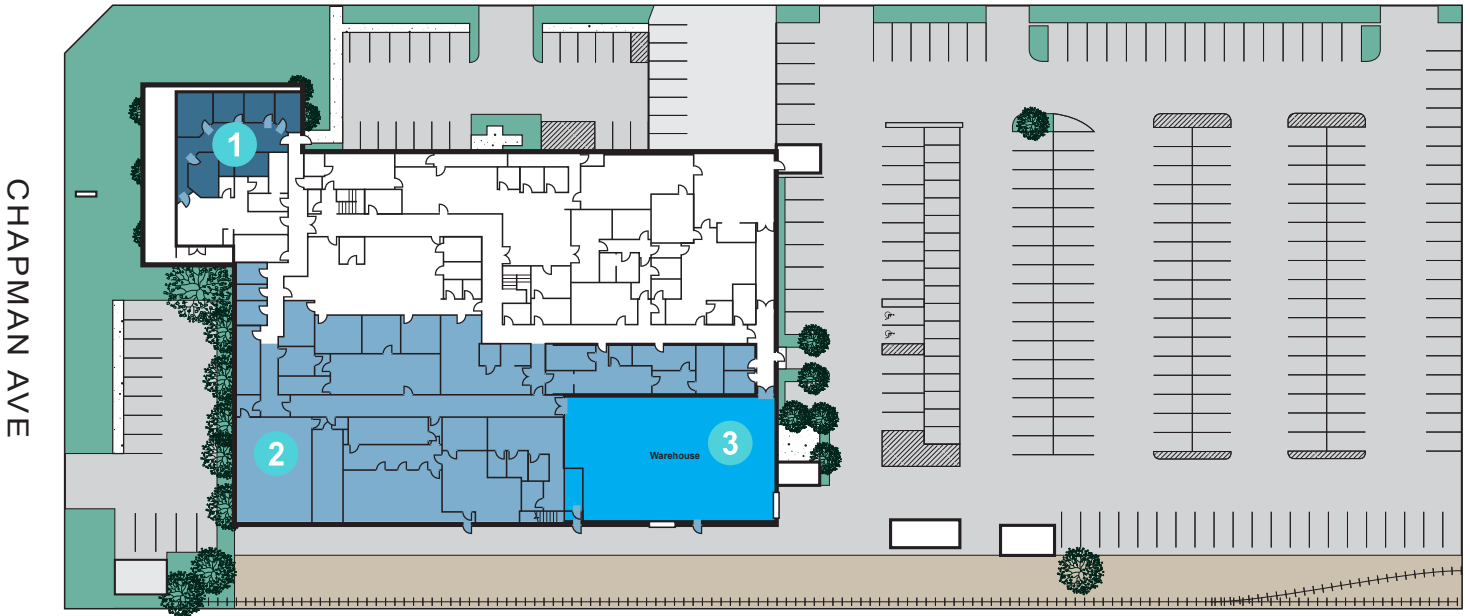
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2020 Main Street, Suite 100 | Irvine, CA 92614 | www.voitco.com



SITE PLAN

MONARCH ST



Second Floor

■ *Subleasing the portion highlighted in blue(s) only.*

1) $\pm 1,500$ SF Office Component

2) $\pm 15,000$ SF Lab/Office Space

3) $\pm 5,160$ SF Warehouse with One GL Door

a) *Optional inclusion of $\pm 9,240$ SF second-floor warehouse space served by a freight elevator*

**Site Plan Not to Scale*



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