

HOOVER BUSINESS PARK



UNDER NEW OWNERSHIP

12600-12714 HOOVER ST. | STANTON | CA 90680

SEBASTIAN LOZANO

714.935.2303

SHAWN FROME

714.935.2321

MIKE BOUMA, SIOR

714.935.2340

PAUL CAPUTO

714.935.2332

VOIT REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750

Anaheim, CA 92806

www.voitco.com.com

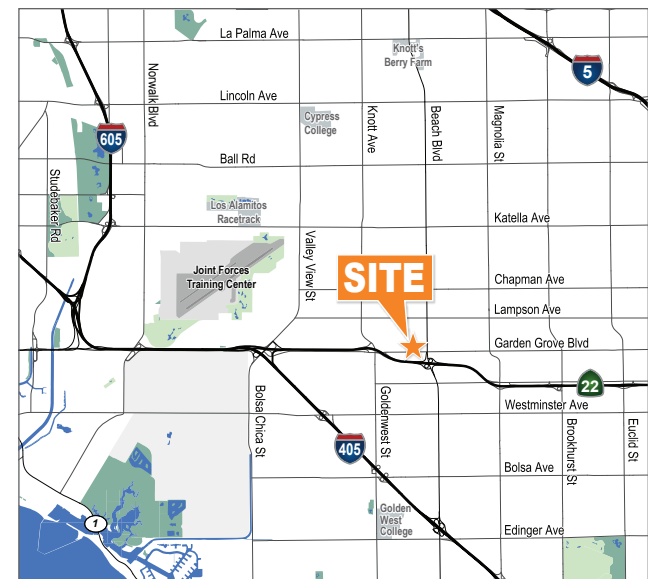
Voit

REAL ESTATE SERVICES



PROPERTY FEATURES

- High Image Business Park
- Ten (10) Multi-Tenant Industrial/Office Buildings
- Totaling $\pm 157,400$ Square Feet
- Units Range from ± 500 to $\pm 8,275$ SF
- Over Standard Parking: 3.7:1,000 Parking Ratio
- Ground Level Loading
- Major Garden Grove Blvd. Street Frontage
- Excellent Access to the 22, 405, & 605 Freeways

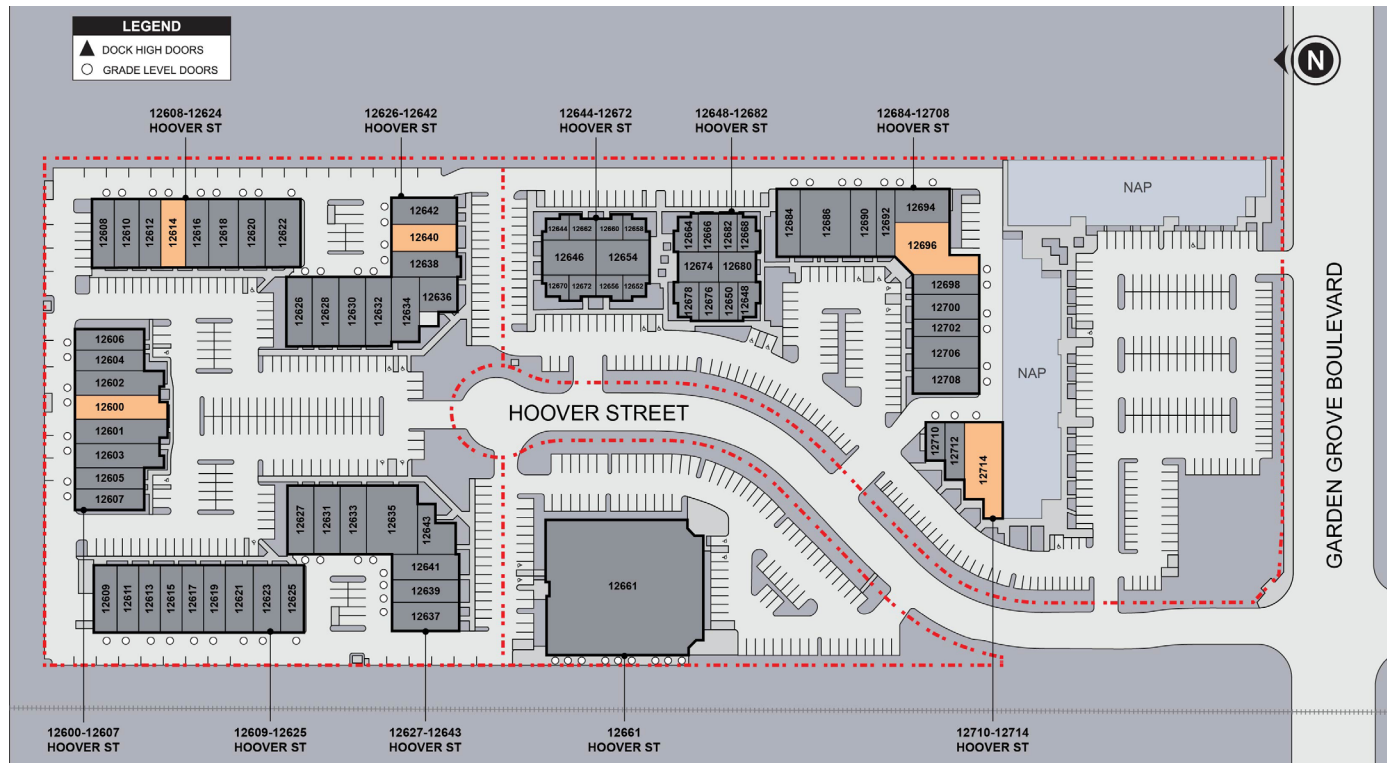


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Voit Real Estate Services, DRE License #01991785.

HOOVER BUSINESS PARK

SITE PLAN

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

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AVAILABILITIES

AVAILABLE

OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
12640	±1,540	±291	\$1.90	Industrial Suite: Reception/Open Office, Ample Warehouse, 1 Restroom
12614	±1,680		\$2.05	Industrial Suite: Reception, 1 Private Office, 1 Restroom, Warehouse, Ground Level Door
12696	±2,728	±818	\$1.90	Industrial Suite: Reception, 1 Private Office, Restroom, Warehouse, Ground Level Door
12600	±3,394	±1,187	\$1.90	Flex Suite: Open Floor Plan, Warehouse, Ground Level Door
12714	±3,600	±2,880	\$1.90	Flex Suite: Reception, 5 Private Offices, Conference Room, 2 Restrooms, Warehouse, Ground Level Door
12676	±937	±937	\$2.05	Office Suite: Reception/Open Office Area, 2 Private Offices

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FOR MORE INFORMATION

SEBASTIAN LOZANO

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HOOVER BUSINESS PARK

Bldg. 12627-12643

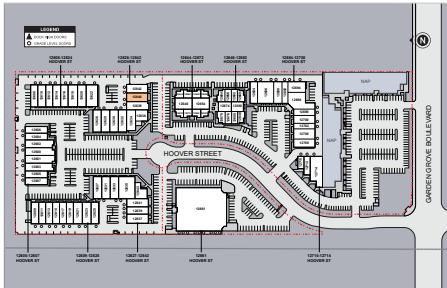
STE 12640

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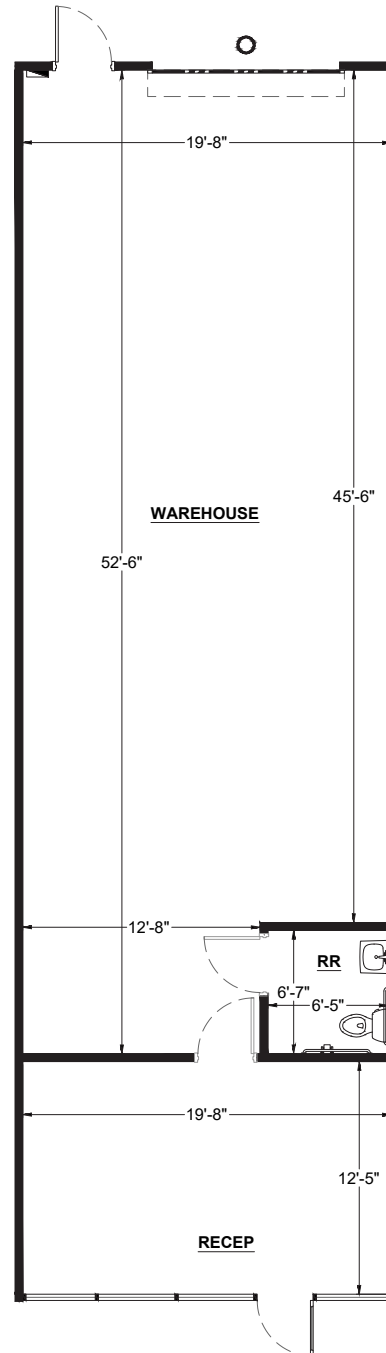
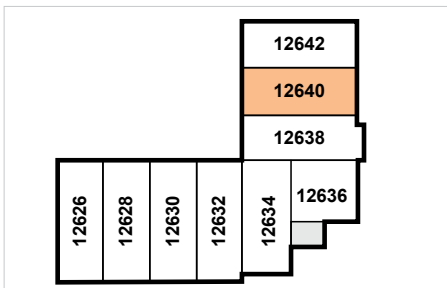
OFFICE AREA	±291 SF
WAREHOUSE AREA	±1,249 SF
TOTAL SUITE AREA	±1,540 SF

CLEAR HEIGHT	14'-0"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	0

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 12684-12708

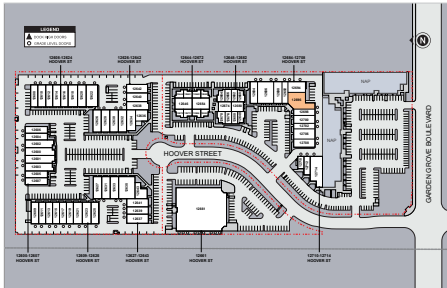
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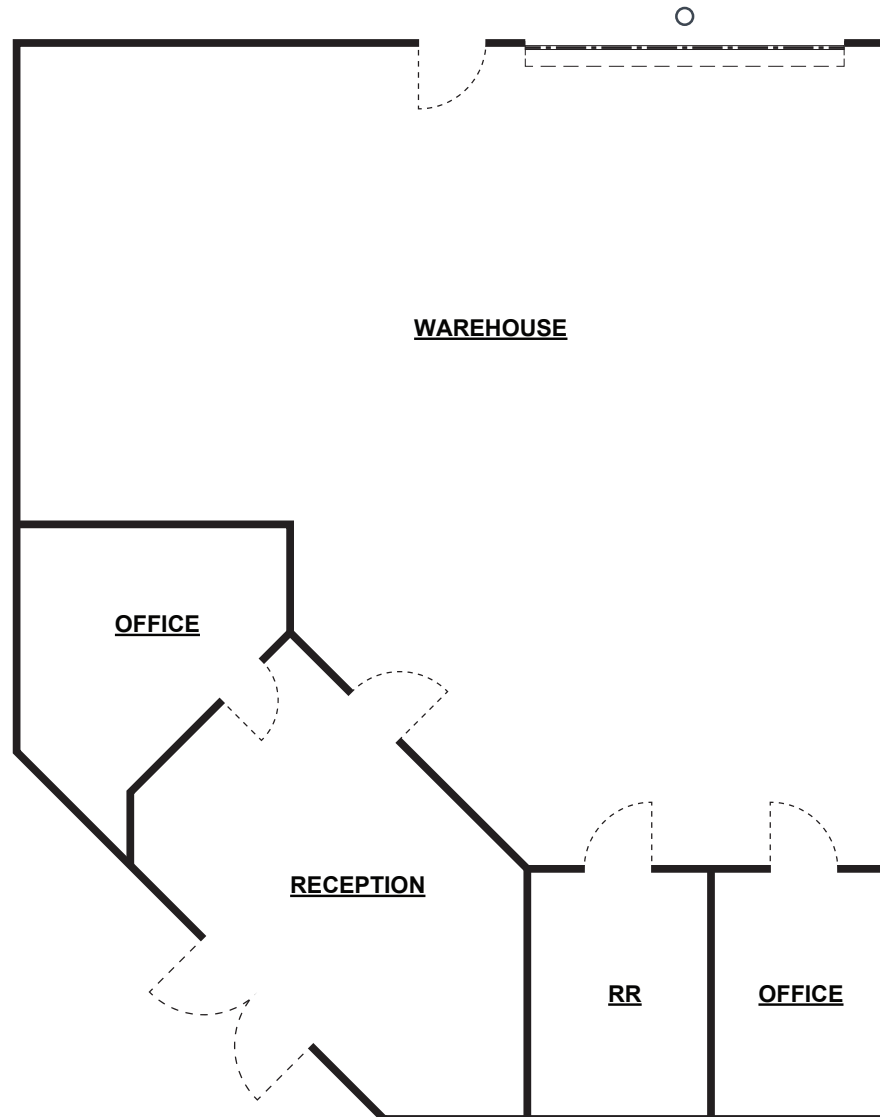
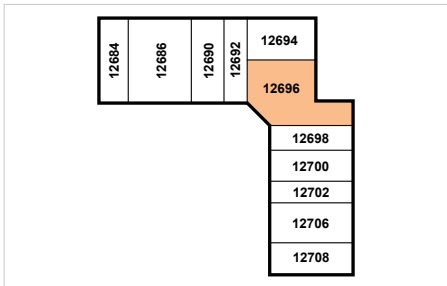
OFFICE AREA ±818 SF
WAREHOUSE AREA ±1,910 SF
TOTAL SUITE AREA ±2,728 SF

CLEAR HEIGHT 14'-0"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 12600-12607

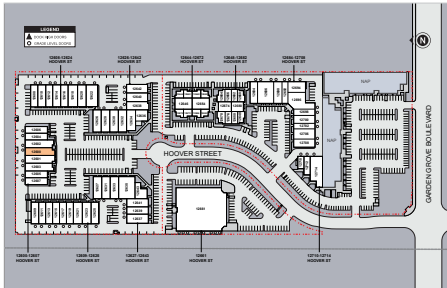
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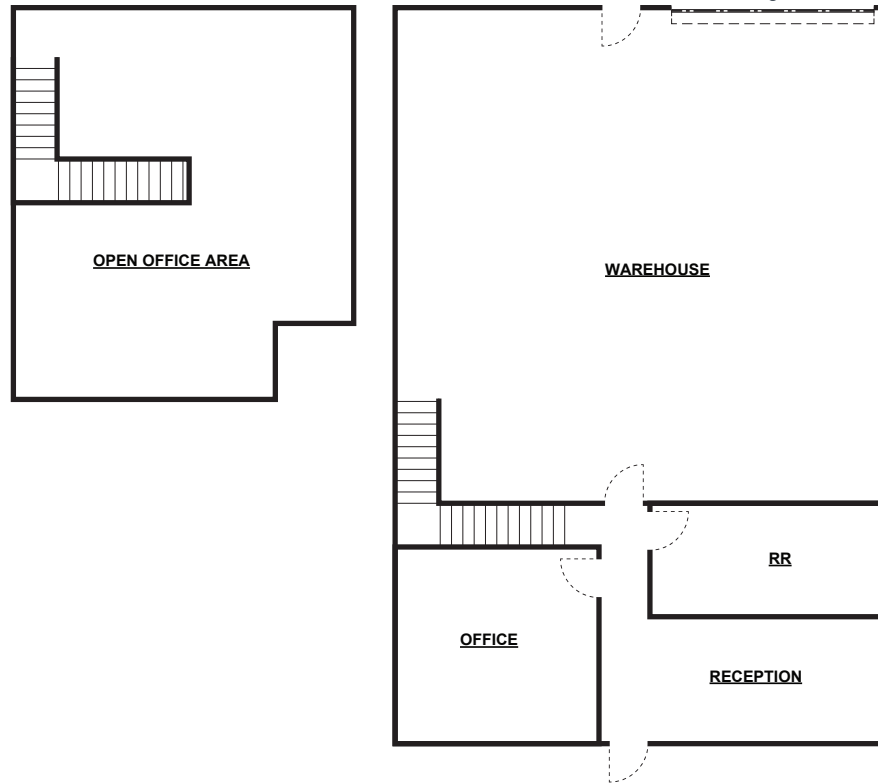
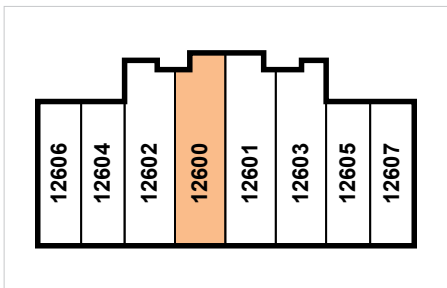
OFFICE AREA ±1,187 SF
WAREHOUSE AREA ±2,207 SF
TOTAL SUITE AREA ±3,394 SF

CLEAR HEIGHT 14'-0"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 12710-12714

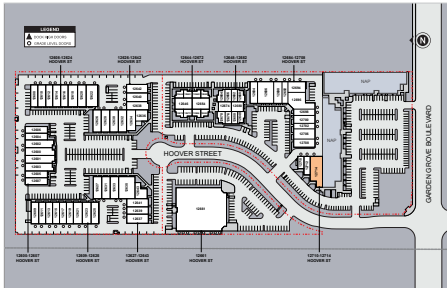
STE 12714

SUITE DATA:

OFFICE AREA ±2,880 SF
WAREHOUSE AREA ±720 SF
TOTAL SUITE AREA ±3,600 SF

CLEAR HEIGHT 14'-0"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



HOOVER BUSINESS PARK

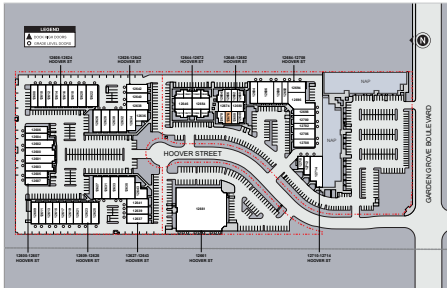
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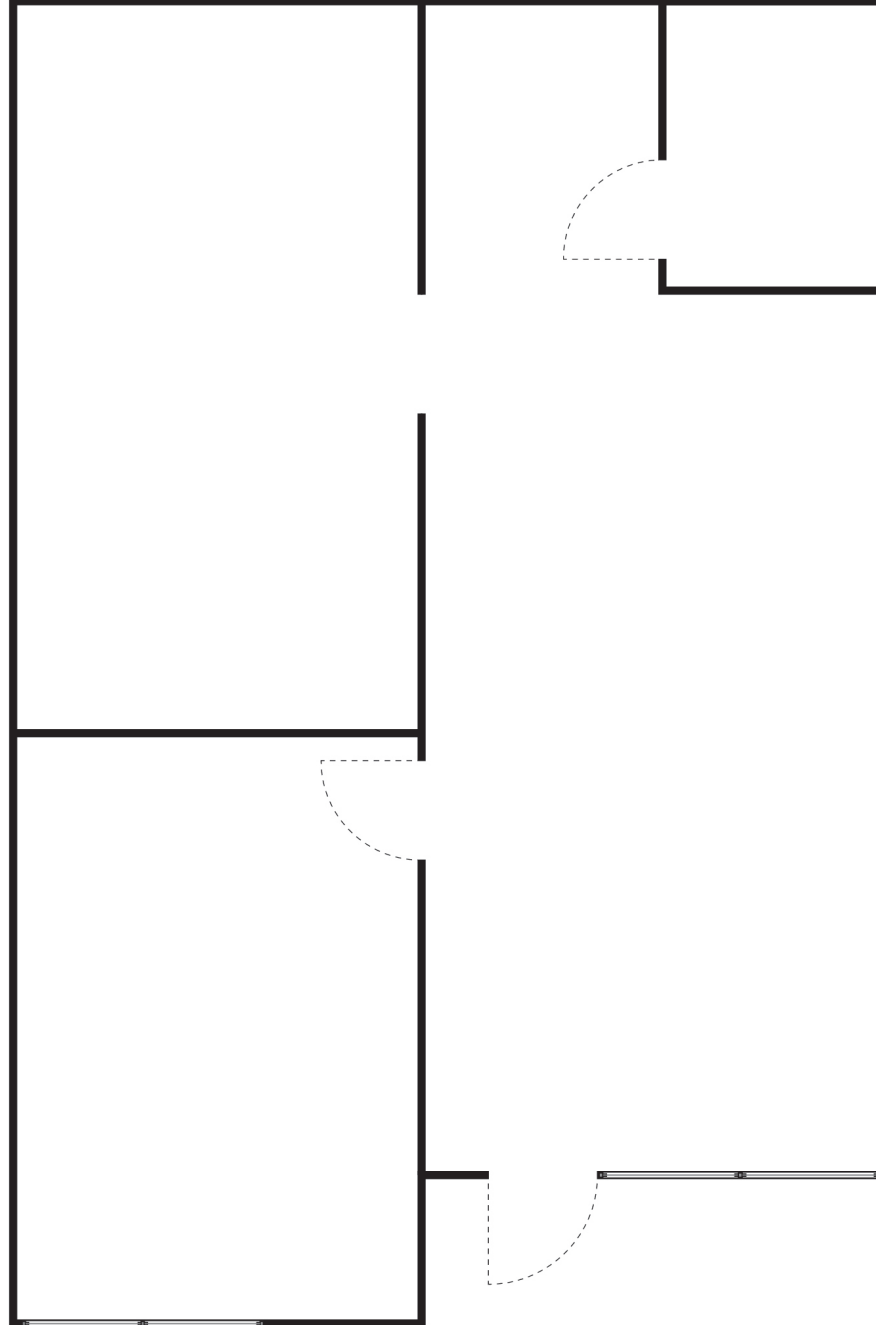
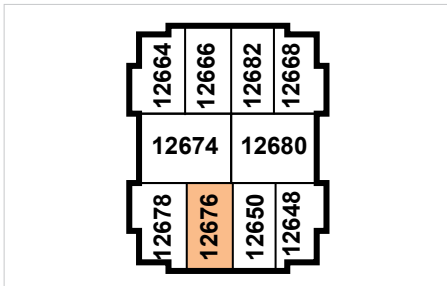
SUITE DATA:

OFFICE AREA	±937 SF
TOTAL SUITE AREA	±937 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



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AMENITIES & IMPROVEMENTS

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NEARBY AMENITIES

Dining & Retail
Shipping & Logistics
Big-Box Convenience Stores
Hotels & Banking

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