

GROVE 22 INDUSTRIAL



UNDER NEW OWNERSHIP

7201-7291 GARDEN GROVE BLVD. | GARDEN GROVE | CA 92841

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

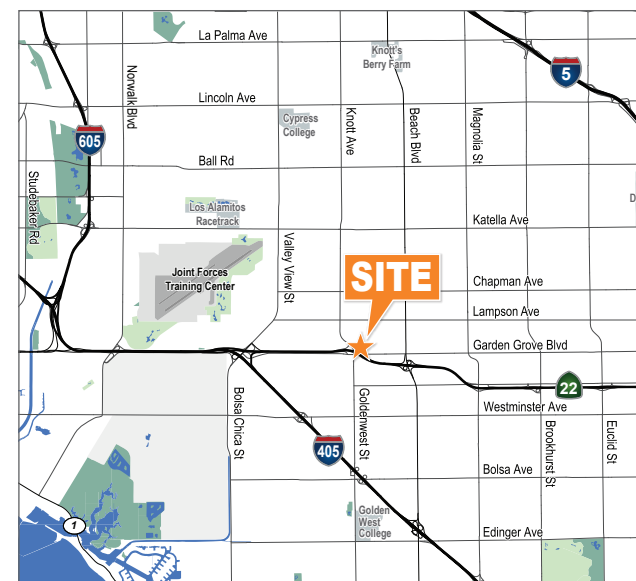
Voit

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PROPERTY FEATURES

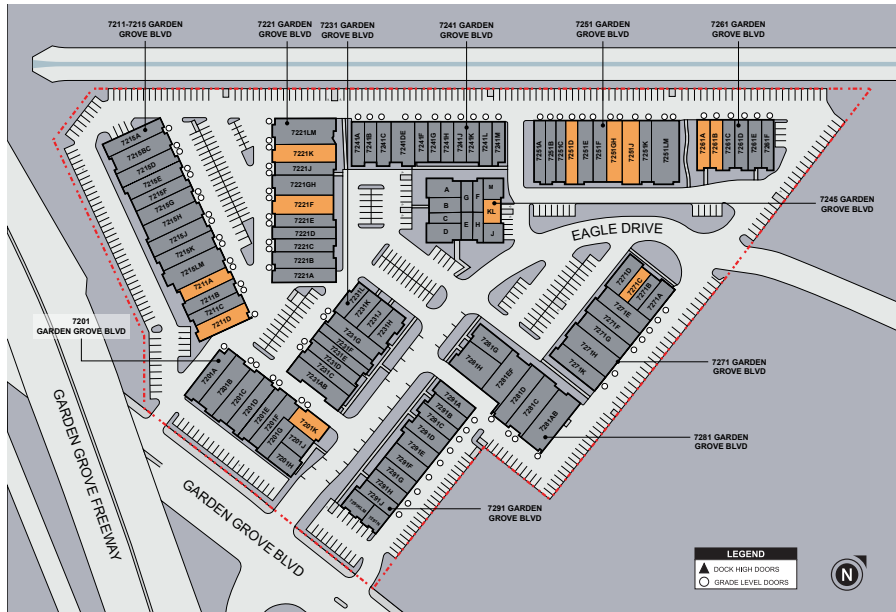
- High Image Business Park
- Twelve (12) Multi-Tenant Industrial/Office Buildings
- Totaling ±208,200 Square Feet
- Units Range from ±900 - ±6,000 Square Feet
- Ground Level Loading
- 2.4:1,000 SF Parking Ratio
- Major Garden Grove Blvd. Street Frontage
- Great West Orange County Location
- Excellent 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.

GROVE 22 INDUSTRIAL

SITE PLAN



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

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AVAILABILITIES

AVAILABLE

OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
7201K	±1,142	±955	\$1.95	Industrial Suite: Open Office Area, 2 Private Offices, Restroom, Warehouse, Roll Up Door
7261A	±1,600	±___	\$1.95	Industrial Suite: Reception/Open Office Area, 2 Restrooms, Warehouse, Roll Up Door
7261B	±1,600	±225	\$1.95	Industrial Suite: Reception, Private Office, Ample Warehouse, 1 Restroom
7221F	±2,000	±___	\$1.90	Industrial Suite: Reception, Private Office, 2 Restrooms, Warehouse, Roll Up Door
7221K	±2,000	±575	\$1.90	Industrial Suite: Open Office Area, 2 Restrooms, Warehouse, Roll Up Door
7251D	±2,000	±325	\$1.90	Industrial Suite: Reception, 1 Private Office, 2 Restrooms, Warehouse, Ground Level Door
7251J	±2,000		\$1.90	Industrial Suite: Reception, 1 Private Office, 2 Restrooms, Warehouse, Ground Level Door
7211A	±2,250	±460	\$1.90	Industrial Suite: Reception, 2 Private Offices, 2 Restrooms, Warehouse, Roll Up Door
7211D	±2,250	±___	\$1.90	Industrial Suite: Reception, Private Office, General Office Area, 2 Restrooms, Warehouse, Roll Up Door
7271C	±1,156	±1,156	\$1.95	Office Suite: Reception, 1 Private Office, Open Office Area, 2 Restrooms
7245KL	±2,000	±2,000	\$1.90	Office Suite: Reception, 3 Private Offices, Open Office Area, 2 Restrooms

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FOR MORE INFORMATION

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slozano@voitco.com

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GROVE 22 INDUSTRIAL

Bldg. 7201

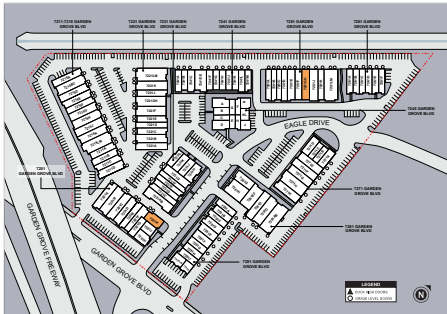
STE 7201K

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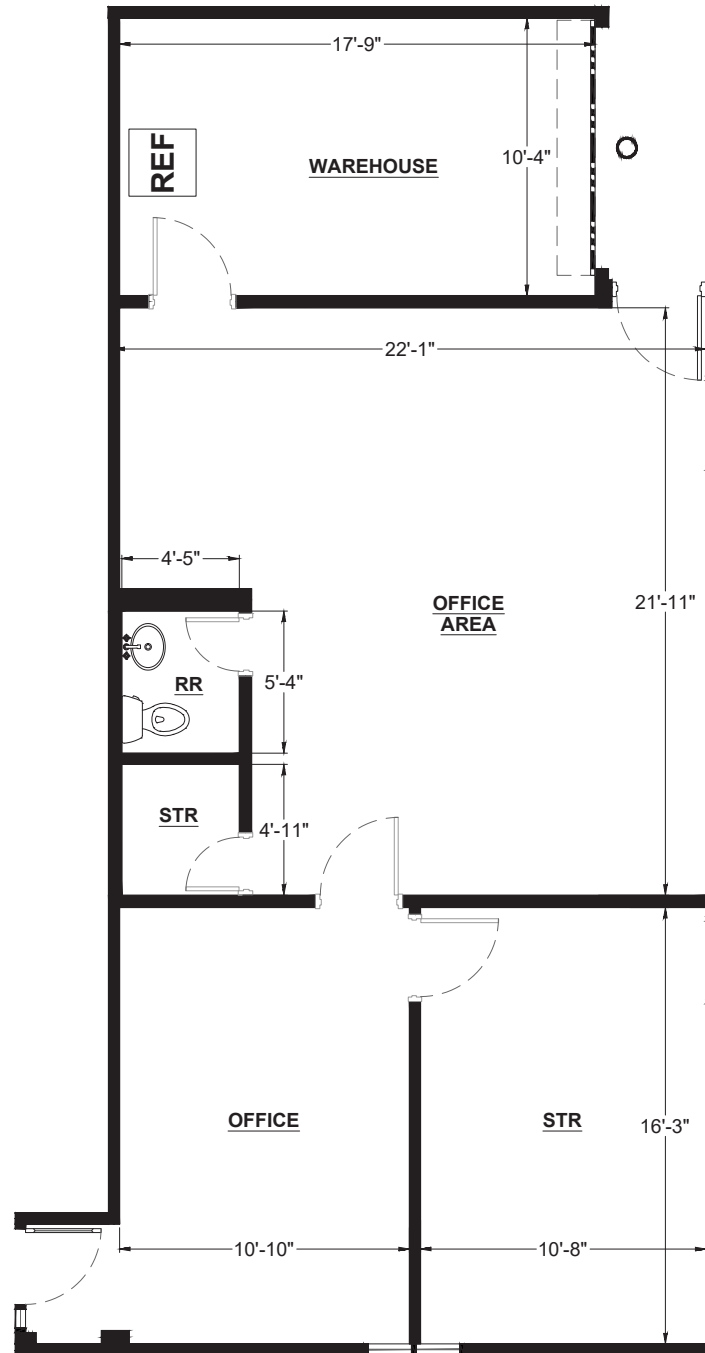
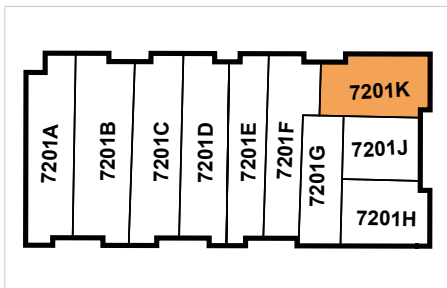
OFFICE AREA	±955 SF
WAREHOUSE AREA	±185 SF
TOTAL SUITE AREA	±1,142 SF

CLEAR HEIGHT	12'-0"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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GROVE 22 INDUSTRIAL

Bldg. 7261

STE 7261A

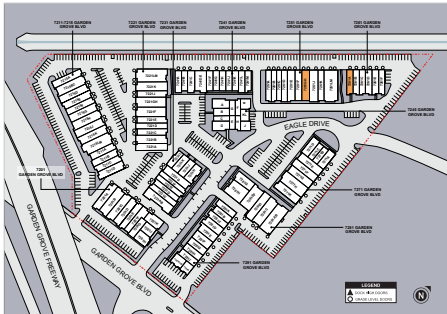
SUITE DATA:

OFFICE AREA	SF
WAREHOUSE AREA	SF
TOTAL SUITE AREA	±1,600 SF

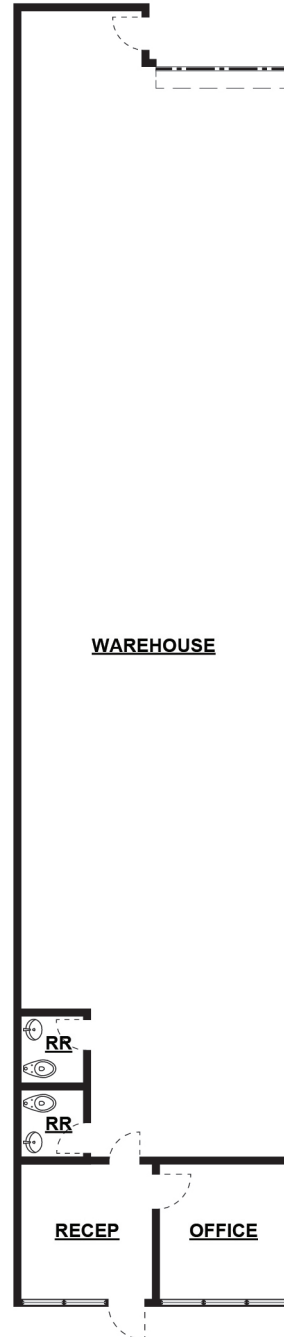
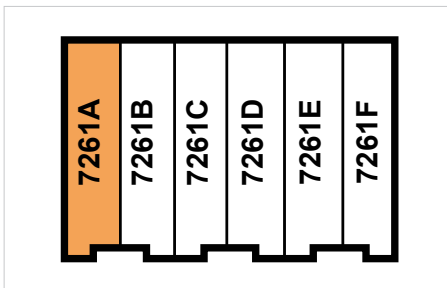
CLEAR HEIGHT

O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 7261

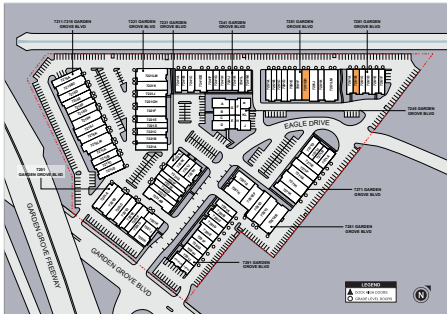
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SUITE DATA:

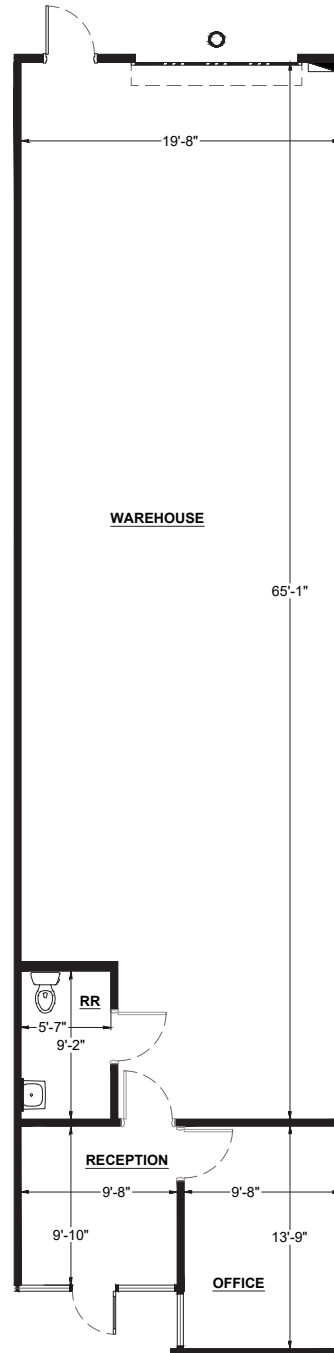
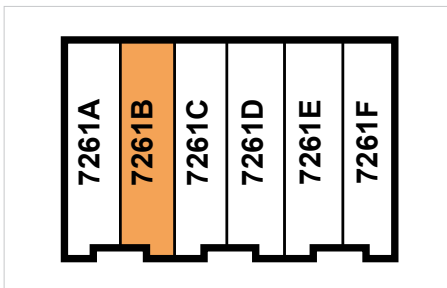
OFFICE AREA	±275 SF
WAREHOUSE AREA	±1,325 SF
TOTAL SUITE AREA	±1,600 SF

CLEAR HEIGHT	12'-0"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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GROVE 22 INDUSTRIAL

Bldg. 7221

STE 7221F

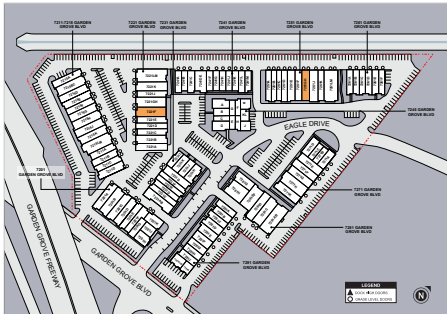
SUITE DATA:

OFFICE AREA	SF
WAREHOUSE AREA	SF
TOTAL SUITE AREA	±2,000 SF

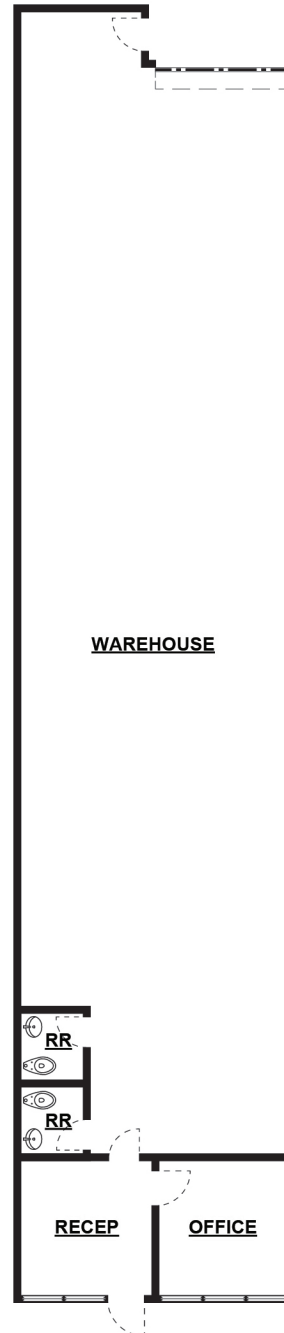
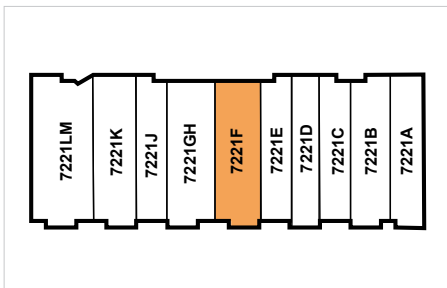
CLEAR HEIGHT

O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 7221

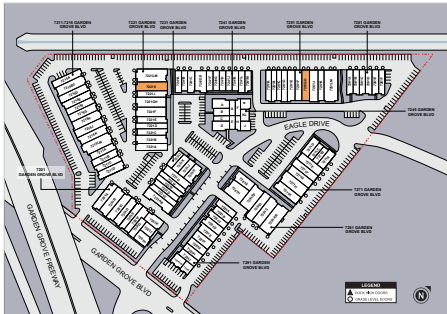
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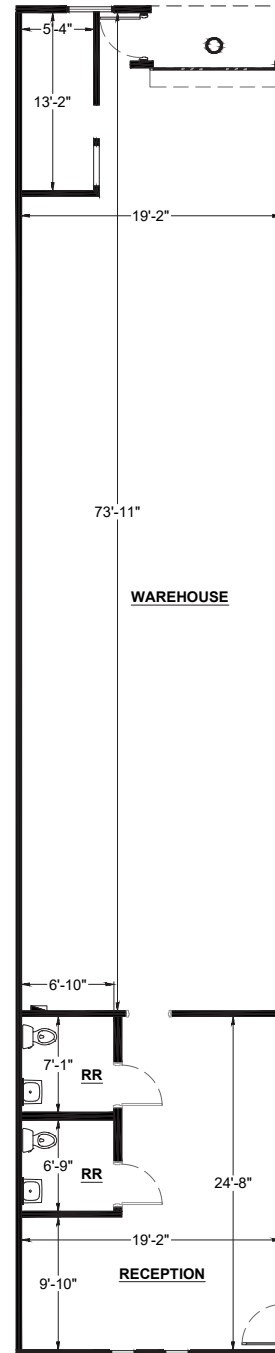
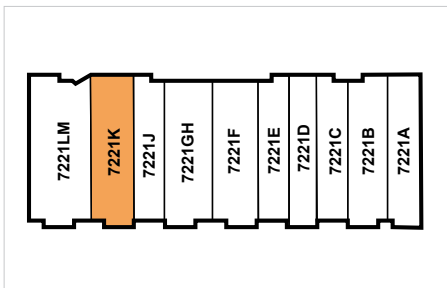
OFFICE AREA ±575 SF
WAREHOUSE AREA ±1,425 SF
TOTAL SUITE AREA ±2,000 SF

CLEAR HEIGHT 12'-0"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 7251

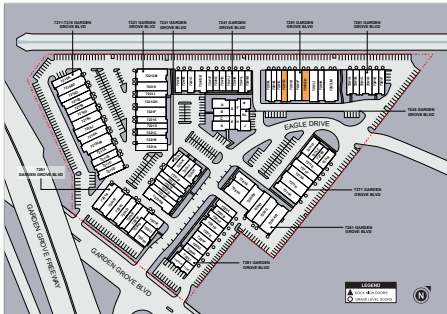
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SUITE DATA:

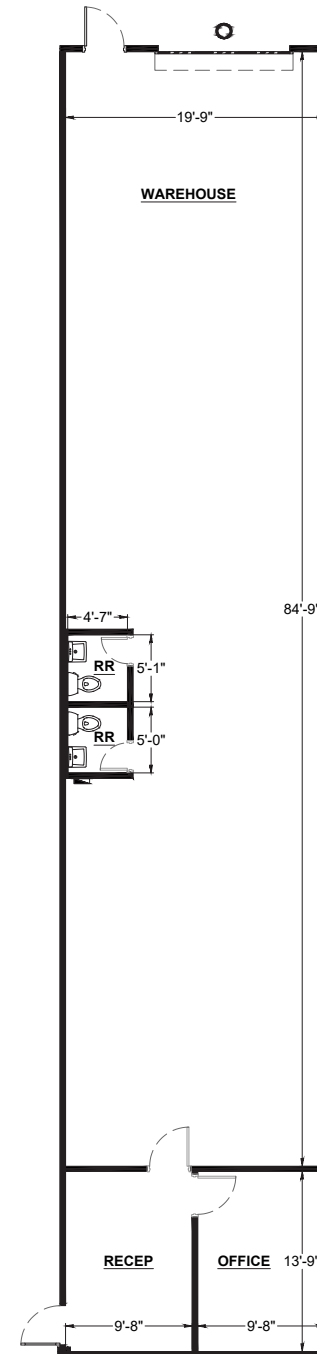
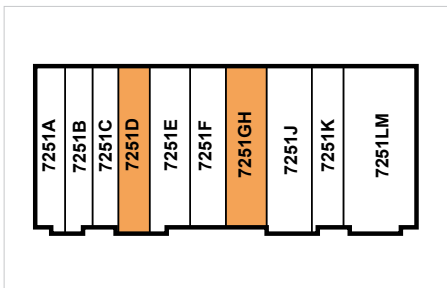
OFFICE AREA	±325 SF
WAREHOUSE AREA	±1,675 SF
TOTAL SUITE AREA	±2,000 SF

CLEAR HEIGHT	12'-0"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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STE 7251J

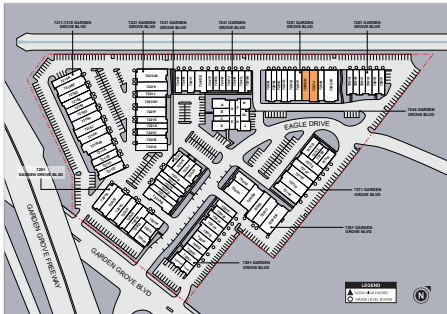
SUITE DATA:

OFFICE AREA	SF
WAREHOUSE AREA	SF
TOTAL SUITE AREA	±2,000 SF

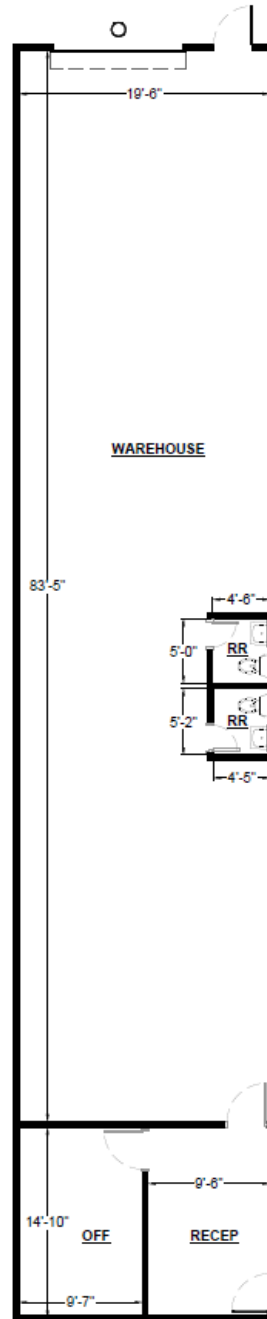
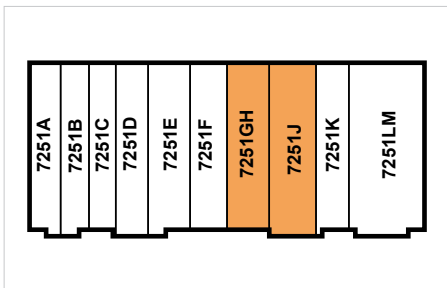
CLEAR HEIGHT

O GRADE LEVEL DOORS

SITE KEY PLAN:



BUILDING KEY PLAN:



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GROVE 22 INDUSTRIAL

Bldg. 7211

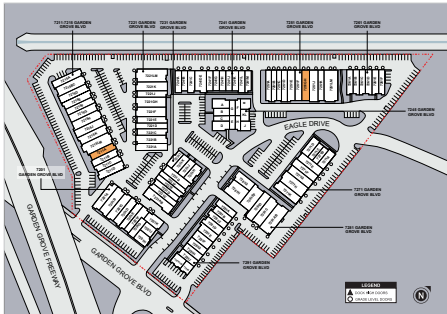
STE 7211A

SUITE DATA:

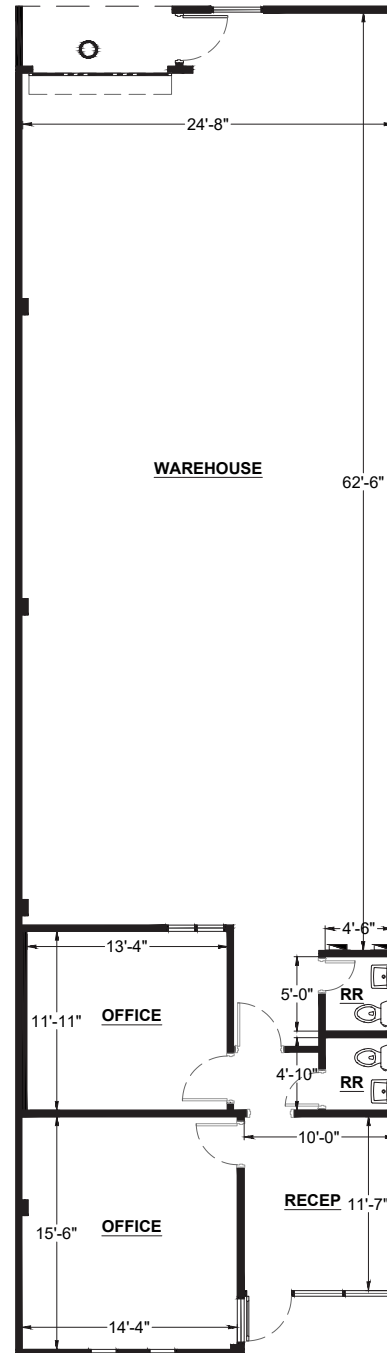
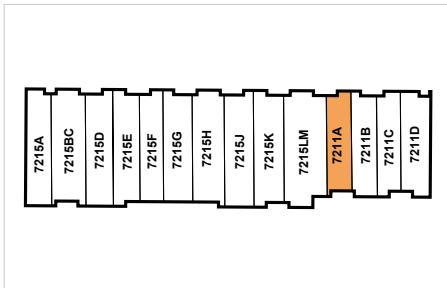
OFFICE AREA	±460 SF
WAREHOUSE AREA	±1,540 SF
TOTAL SUITE AREA	±2,000 SF

CLEAR HEIGHT	12'-0"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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GROVE 22 INDUSTRIAL

Bldg. 7211

STE 7211D

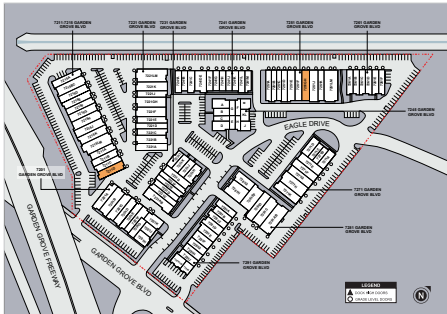
SUITE DATA:

OFFICE AREA	SF
WAREHOUSE AREA	SF
TOTAL SUITE AREA	±2,250 SF

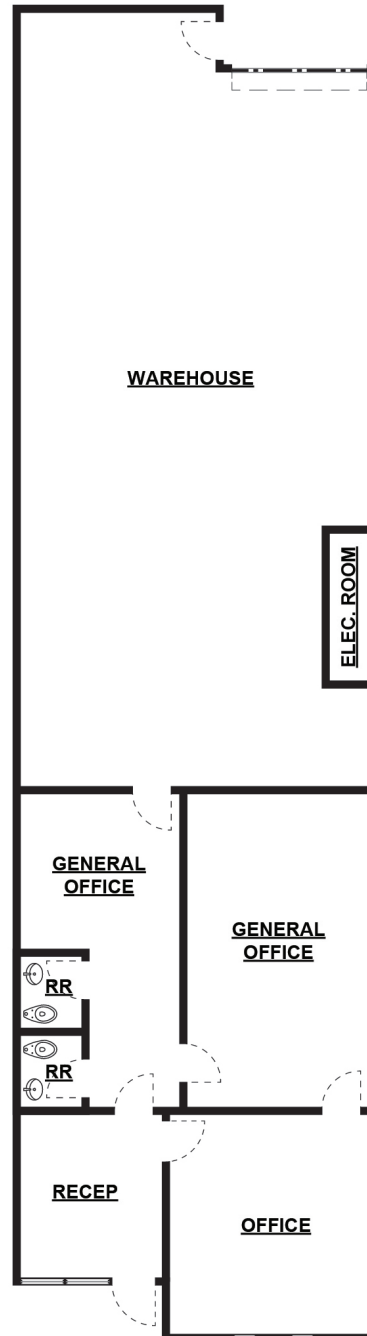
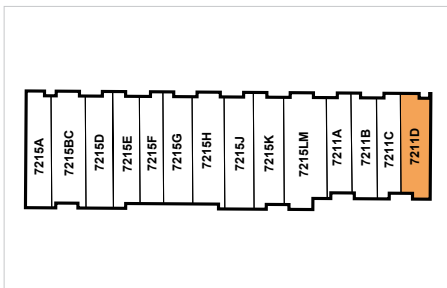
CLEAR HEIGHT

O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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GROVE 22 INDUSTRIAL

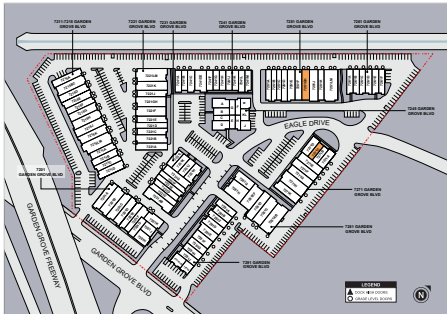
Bldg. 7271

STE 7271C

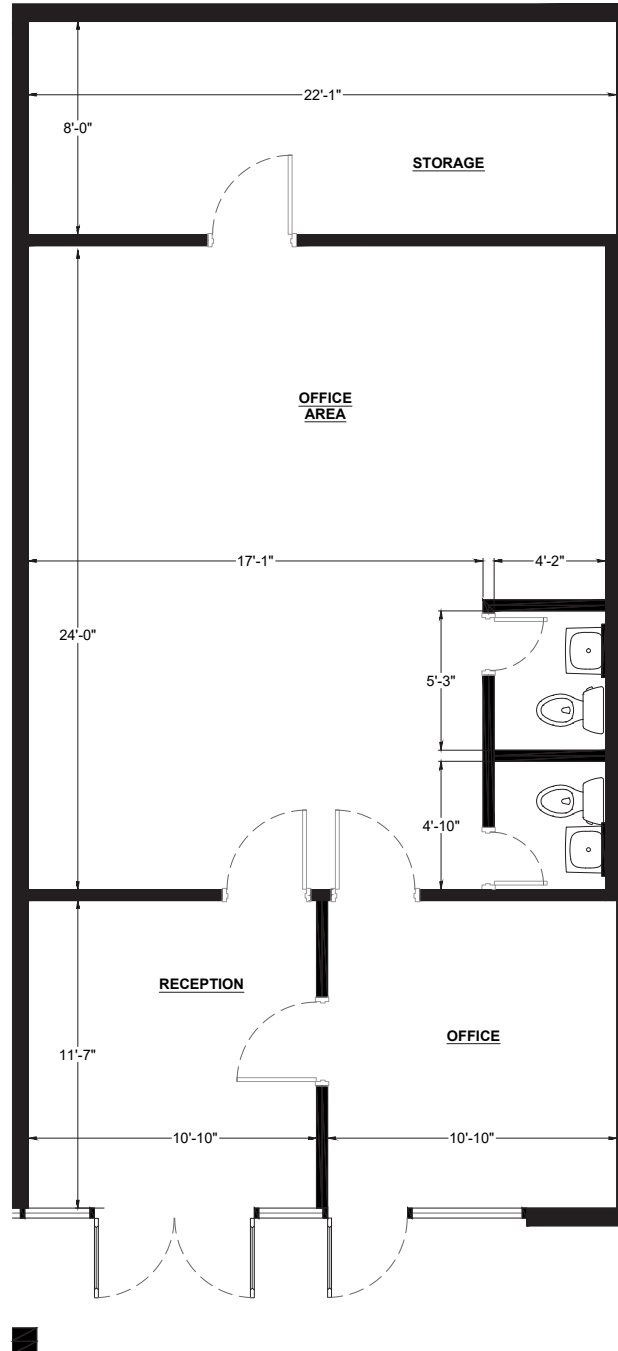
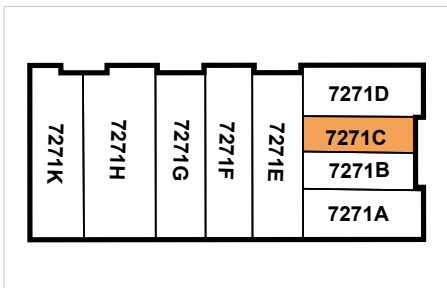
SUITE DATA:

OFFICE AREA ±1,156 SF
TOTAL SUITE AREA ±1,156 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



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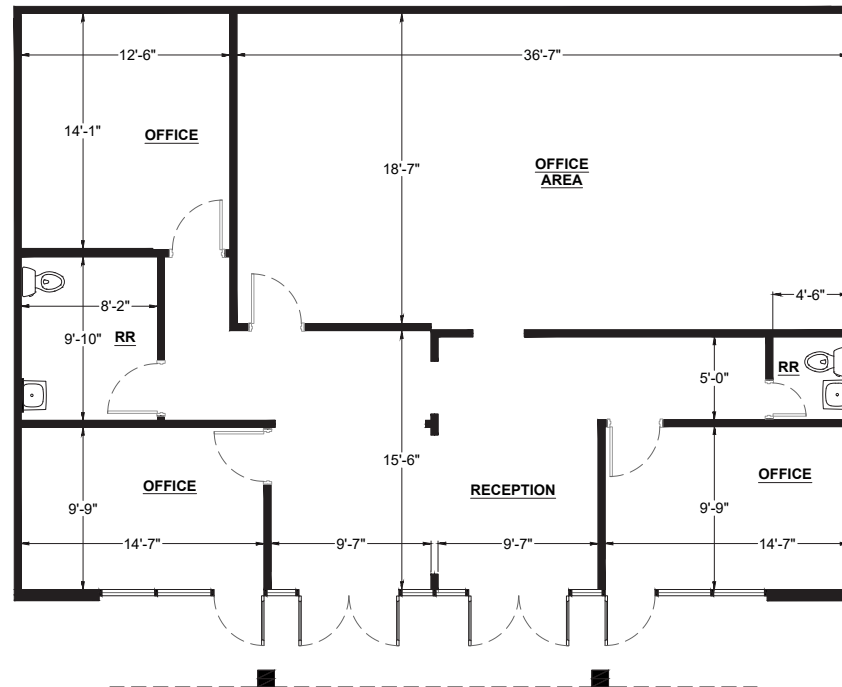
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STE 7245KL

OFFICE AREA	±2,000 SF
TOTAL SUITE AREA	±2,000 SF

[illegible]

A	G	F	M
B	G	F	KL
C	E	H	J
D	E	H	J

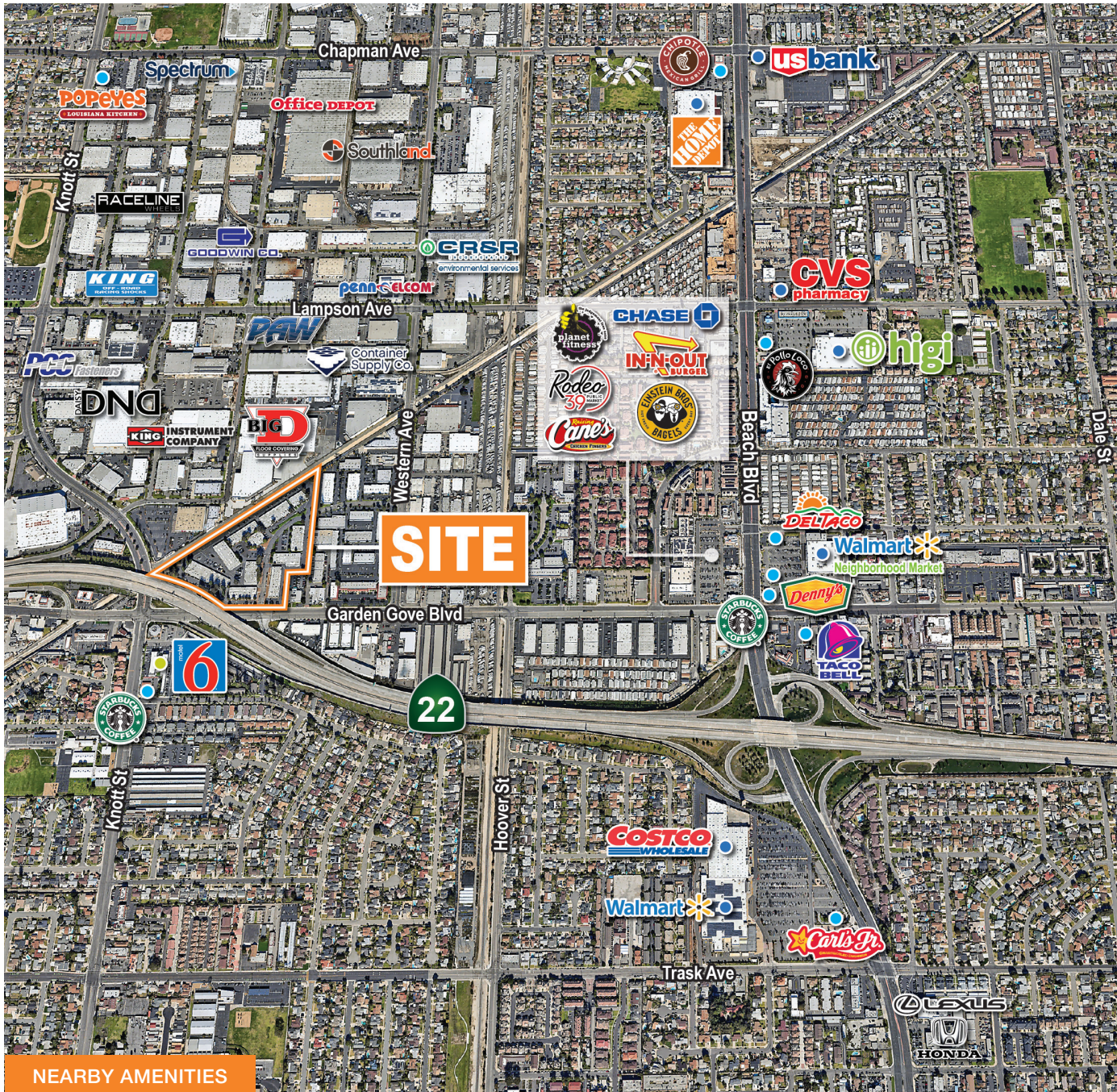


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GROVE 22 INDUSTRIAL

AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

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

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