



20,000 SF AVAILABLE FOR LEASE

INSTITUTIONALLY MANAGED | FLEXIBILITY IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

STRATEGICALLY LOCATED WAREHOUSE/DISTRIBUTION FACILITY

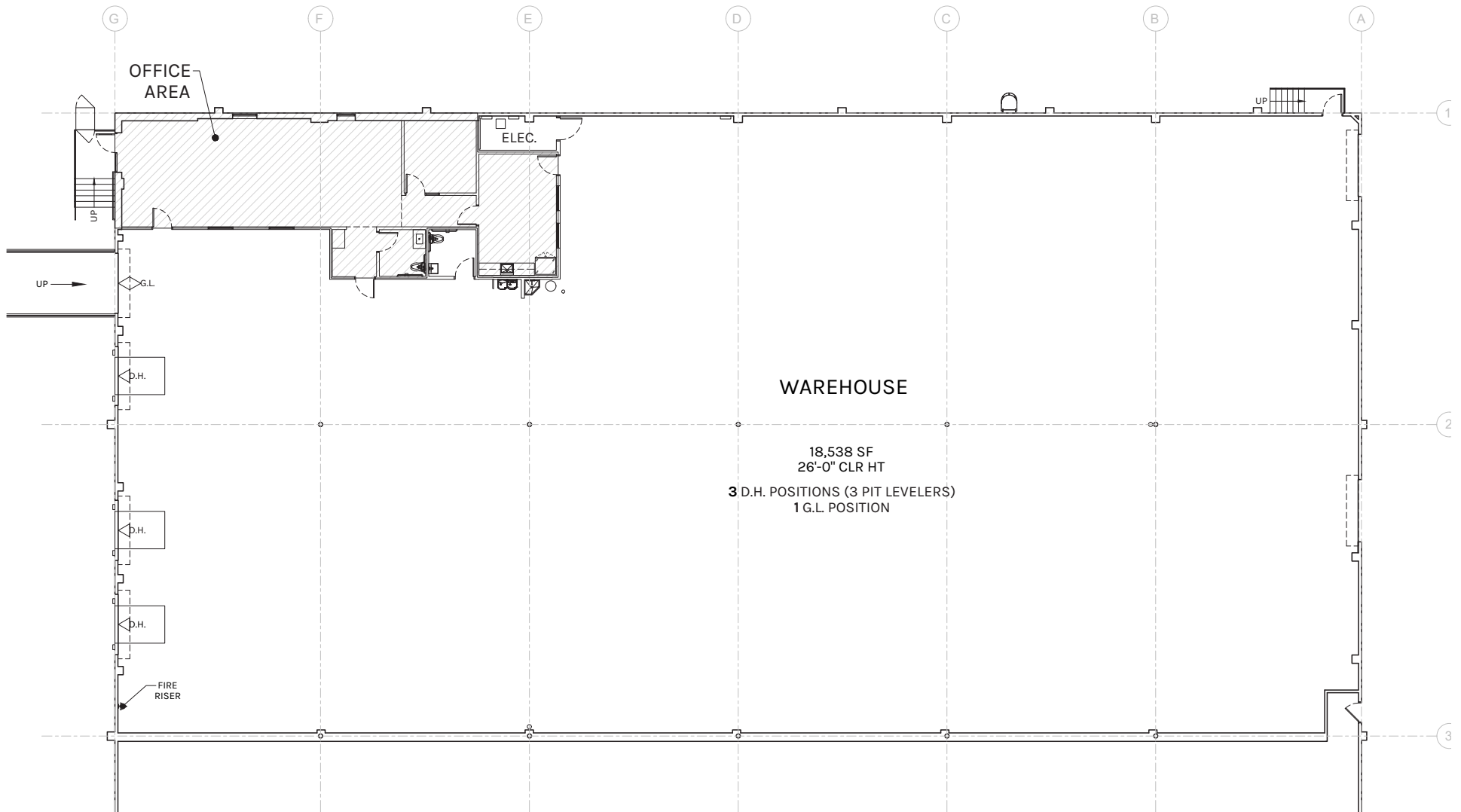
12632 Monarch Street Unit A, Garden Grove, CA



Property Highlights

- \$1.45 NNN PSF/Month
- \$0.34 Estimated Net Fees
- 26' Minimum Clear Height
- ESFR Fire Sprinkler System
- Three (3) Dock High Positions with Pit Load Levelers
- One (1) Ground Level Ramp
- ±1,462 SF of Existing Office Space (to be built new per plan shown)
- 15 Parking Spaces
- 200 AMP 277/480 Volt Power (Tenant to Verify)



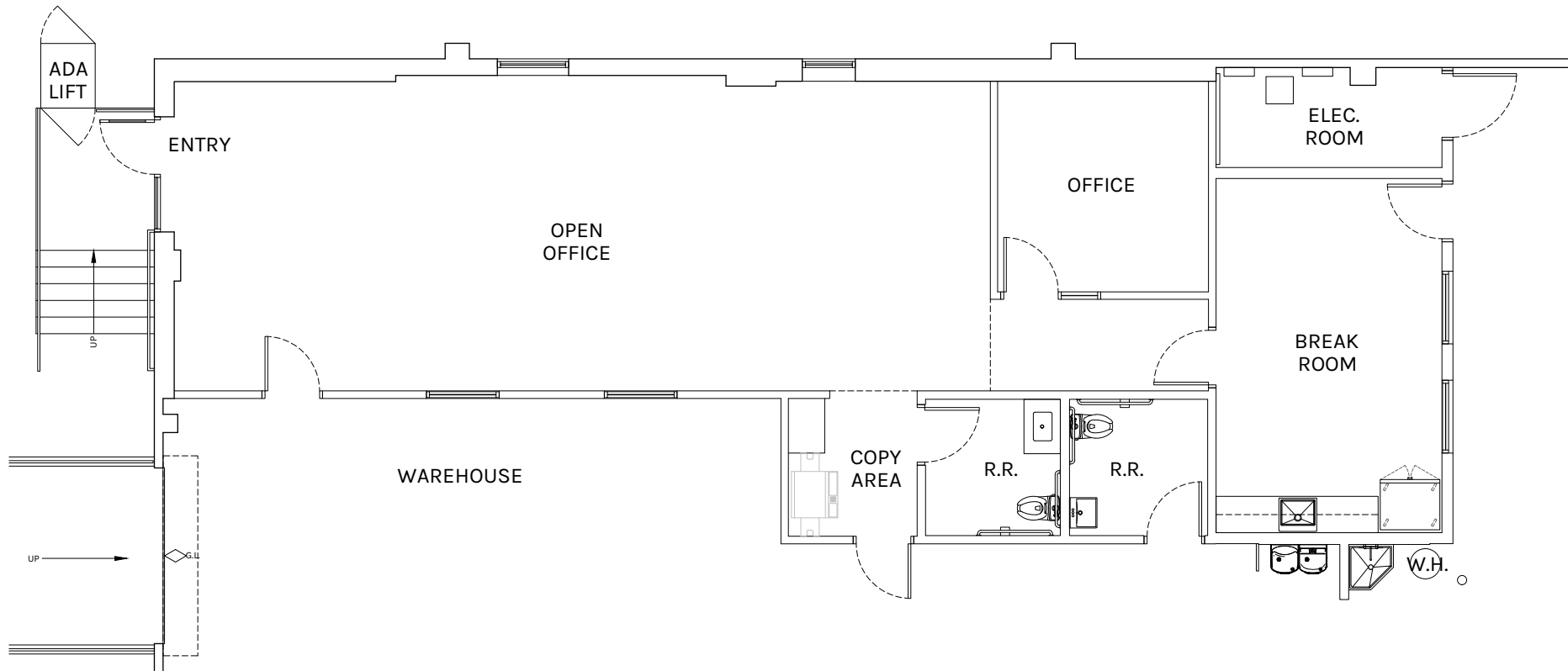


WAREHOUSE
18, 538 SF

OFFICE
1,462 SF

TOTAL
20,000 SF

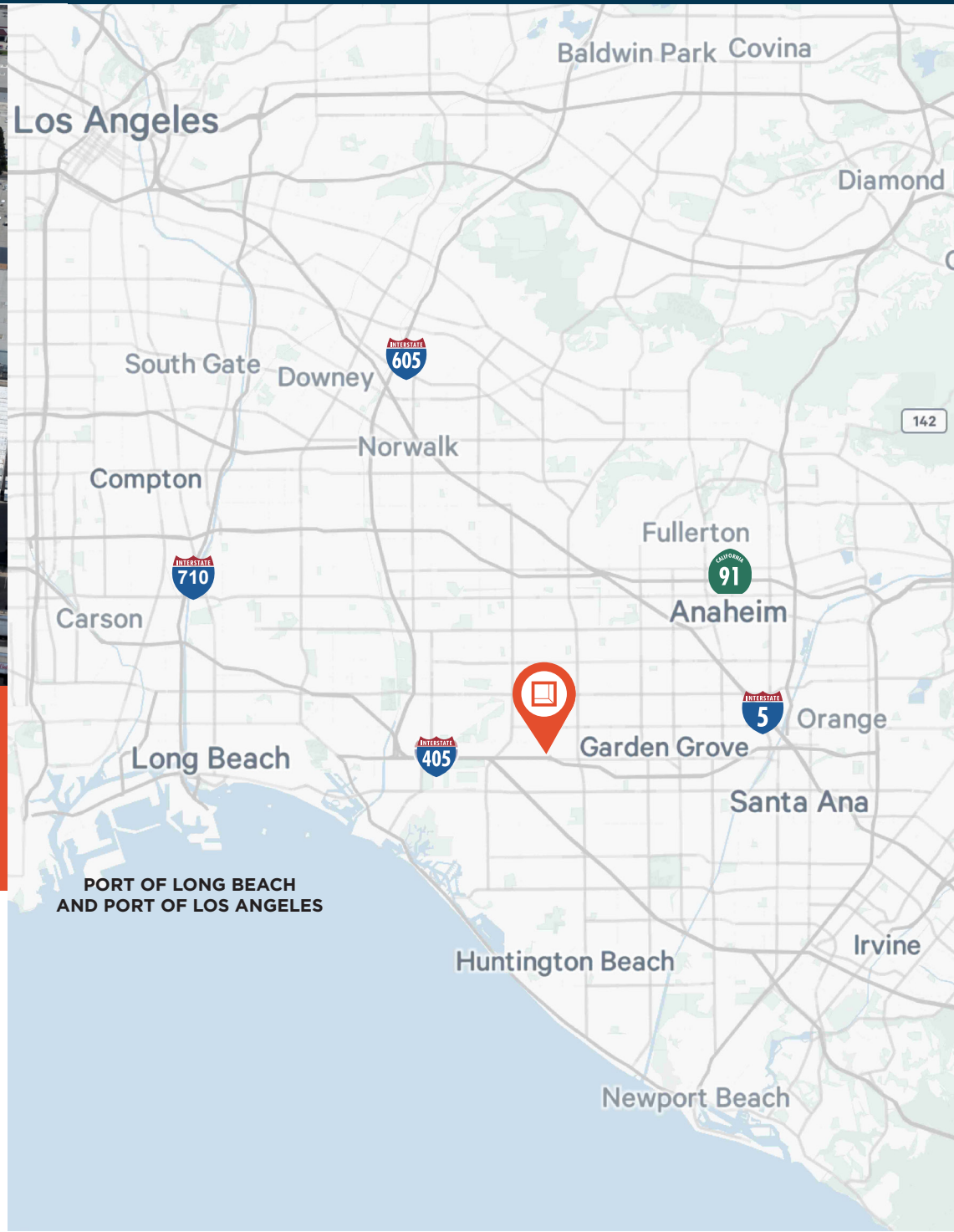
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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TOTAL
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- Immediate access to 91, 5, 405, 605 and 710 Freeways
- Thirty (30) miles to Los Angeles Airport
- Ten (10) miles to Long Beach Airport
- Twenty-Two (22) miles to Port of Long Beach
- Twenty-Two (22) miles to Port of Los Angeles



**Rexford
Industrial**

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