

FOR LEASE MULTI-TENANT BUSINESS PARK
INDUSTRIAL AND OFFICE UNITS

BRIDGECREEK BUSINESS PARK

12752-12882 VALLEY VIEW AVENUE, GARDEN GROVE, CA 92845

HAYDEN SOCCI, SIOR, CCIM
714.935.2379

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REAL ESTATE SERVICES

AVAILABILITY

ADDRESS	SUITE	TOTAL SIZE SQ. FT.	OFFICE SIZE SQ. FT.	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
WAREHOUSE		<i>There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.12 per square foot for warehouse units, subject to change.</i>				
12802 Valley View St. Garden Grove	12 & 13	3,087	±875	\$1.73	\$5,341.00	Private office, large open office area, restrooms, and warehouse with two ground level loading doors.
OFFICE		<i>There is an additional monthly CAM fee (Common Area Maintenance) of approximately \$0.22 per square feet for office suites, subject to change.</i>				
12832 Valley View St. Garden Grove	A	711	711	\$2.58	\$1,834.00	Reception, private office, open office area, and restroom.

PROPERTY FEATURES



**Professionally
Managed
Business Park
(on-site)**



**Ground Level
Loading**



**±163,286 SF of
Office, Industrial
& Retail Suites
(Units can be
combined to
accommodate a
variety of sizes.)**



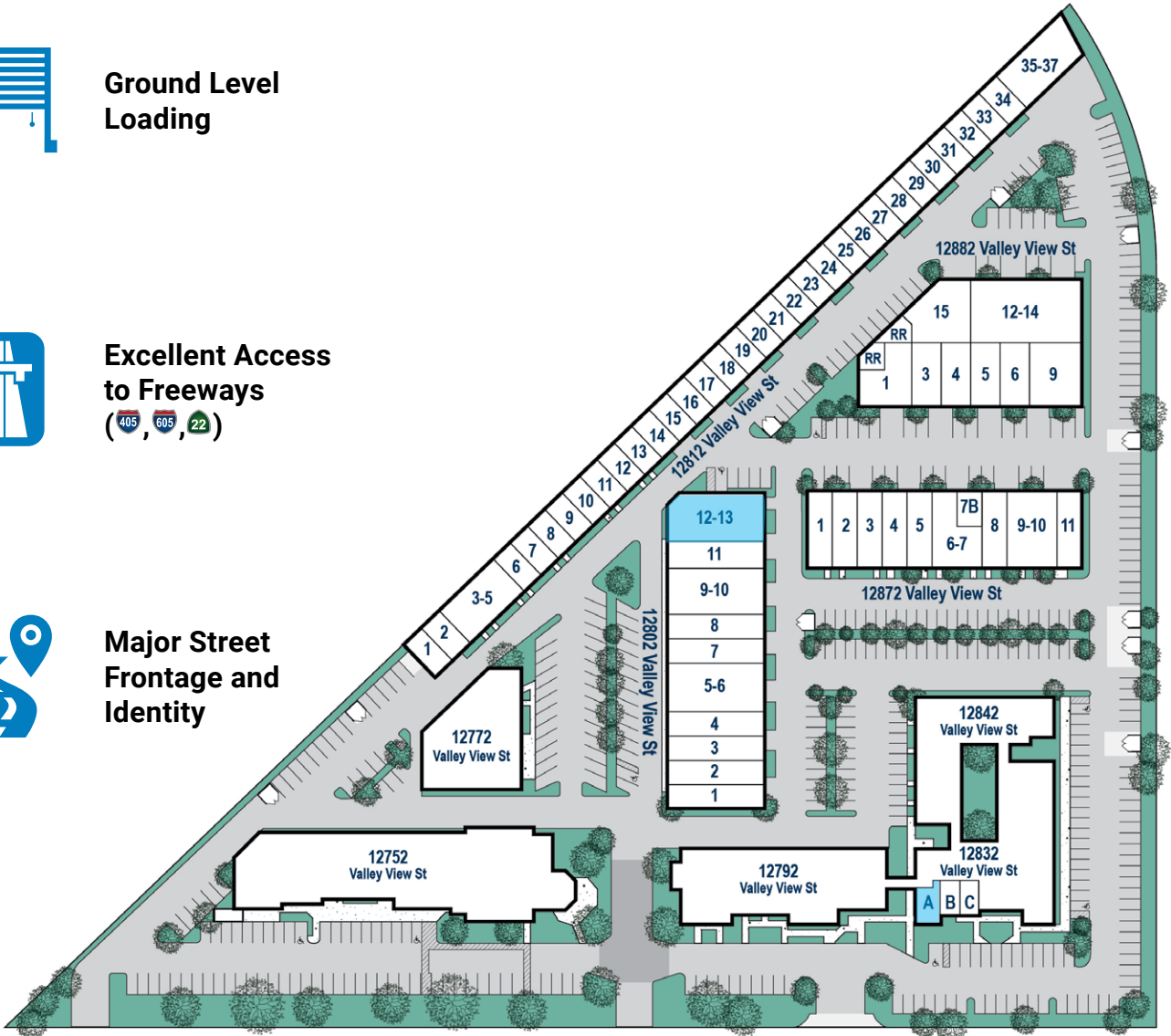
**Excellent Access
to Freeways
(405, 605, 22)**



**Functional Site
Loading and
Circulation**



**Major Street
Frontage and
Identity**



Available Units

VALLEY VIEW ST

HAYDEN SOCCI, SIOR, CCIM

Senior Vice President | Partner

714.935.2379 • hsocci@voitco.com • Lic #01705038



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2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806

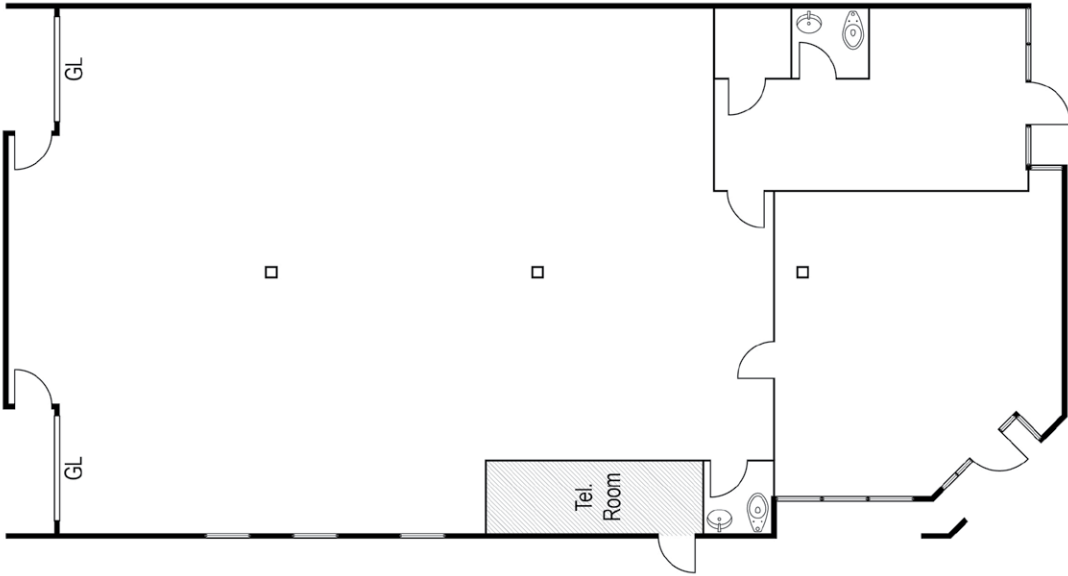
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FLOOR PLANS

WAREHOUSE SUITE SUITE #12 & 13 3,087 SQ. FT.

12802 Valley View Avenue
Garden Grove, CA 92845



* Please Note: Floor plan is approximate and may not be to scale.

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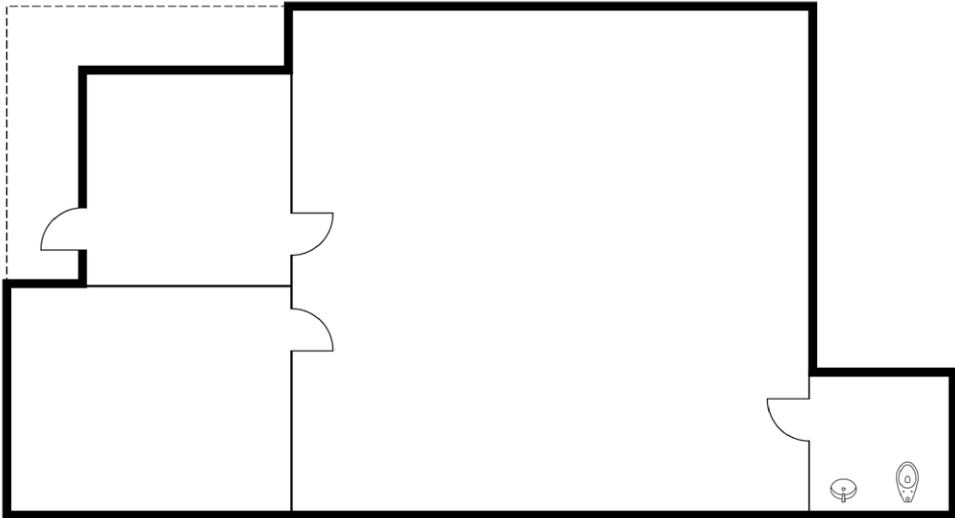
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FLOOR PLANS

OFFICE SUITE SUITE #A 711 SQ. FT.

12832 Valley View Avenue
Garden Grove, CA 92845



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