



# For Lease

# 19,989 SF

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

12752 MONARCH STREET, GARDEN GROVE, CA

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**NEWMARK**



**Rexford  
Industrial**

## Excellent West Orange County Manufacturing/Distribution Facility

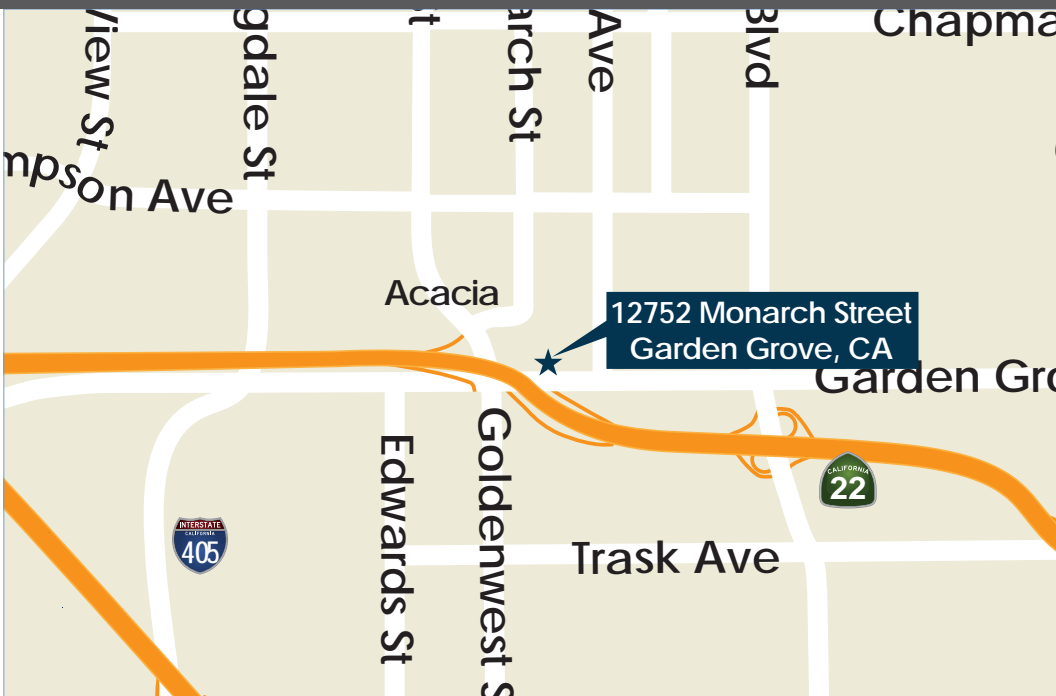
- Excellent West Orange County
- Manufacturing/Distribution Facility
- Approximately 1,392 SF of Renovated Office Area
- 21' Minimum Warehouse Ceiling Clearance
- Fully Fire Sprinklered: .60/3,000 GPM
- Two (2) Ground Level Loading Doors
- Fully Fenced and Secured Site
- One (1) Interior Truckwell
- Approximate 1.0:1,000 S.F. Parking Ratio
- End Cap Unit
- Power Capacity: 400 Amps, 277/480 Volts (Tenant to verify)
- Excellent Garden Grove Location with immediate access to the Garden Grove (22) Freeway, providing convenient access throughout Orange County and easy access to Los Angeles County

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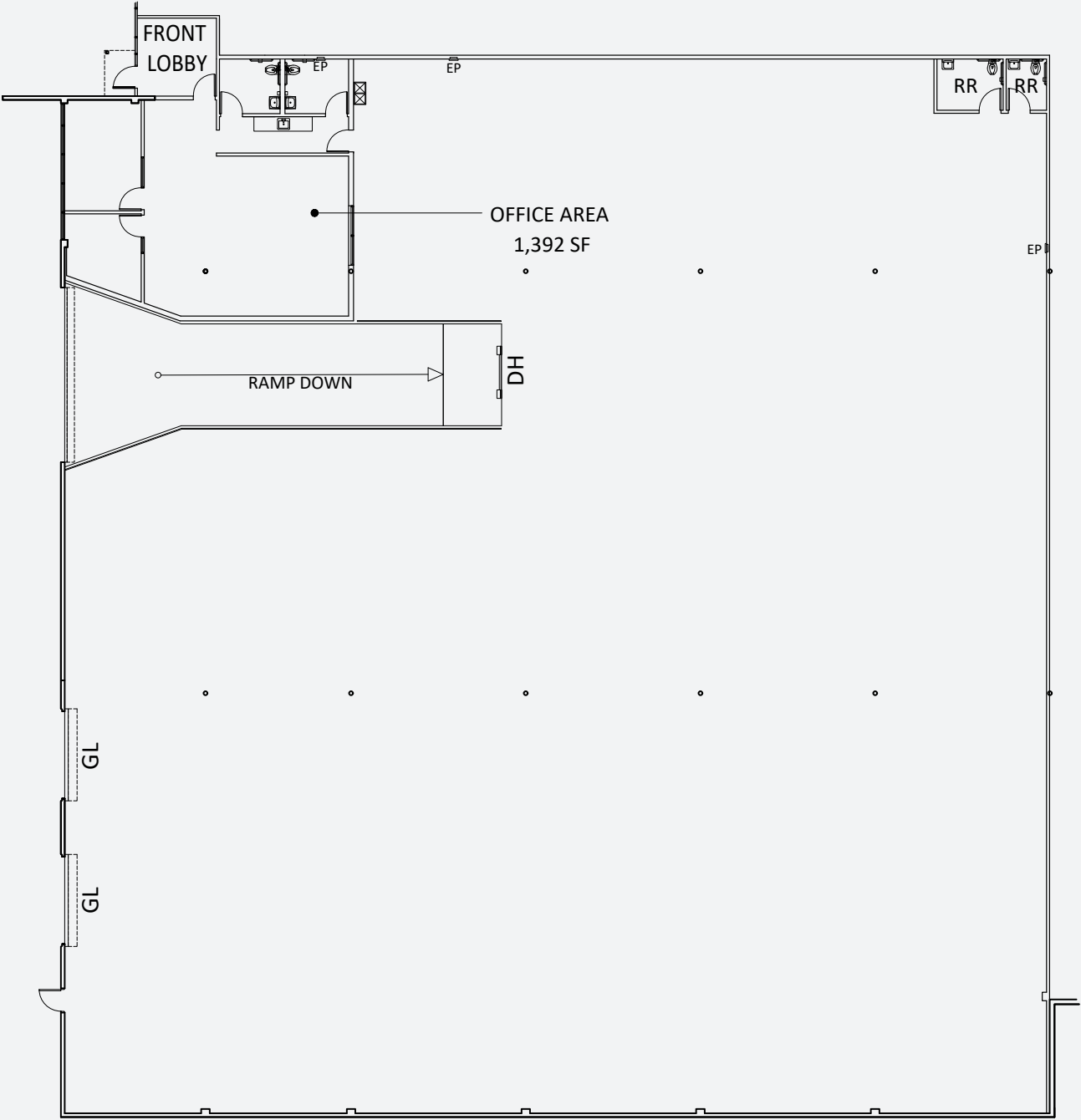
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ORANGE COUNTY









Interior Office Area

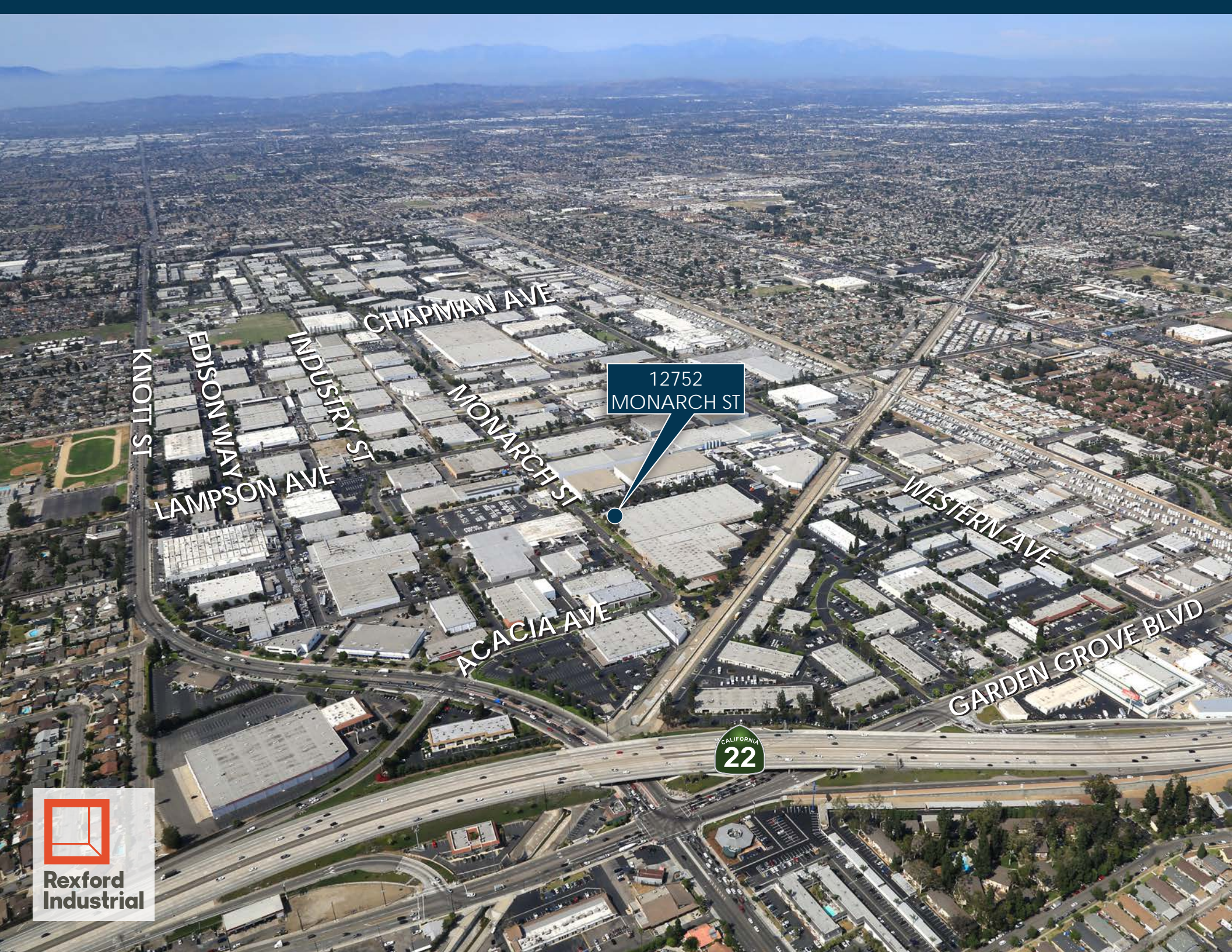


Warehouse Area /  
Upgraded Sprinkler System (.60/3,000 GPM)



Interior Truck-Well





12752  
MONARCH ST

KNOTT ST

EDISON WAY

INDUSTRY ST

LAMPSON AVE

CHAPMAN AVE

MONARCH ST

ACACIA AVE

WESTERN AVE

GARDEN GROVE BLVD

CALIFORNIA  
22

