

# FOR LEASE - ±16,733 SF

## MANUFACTURING/WAREHOUSE

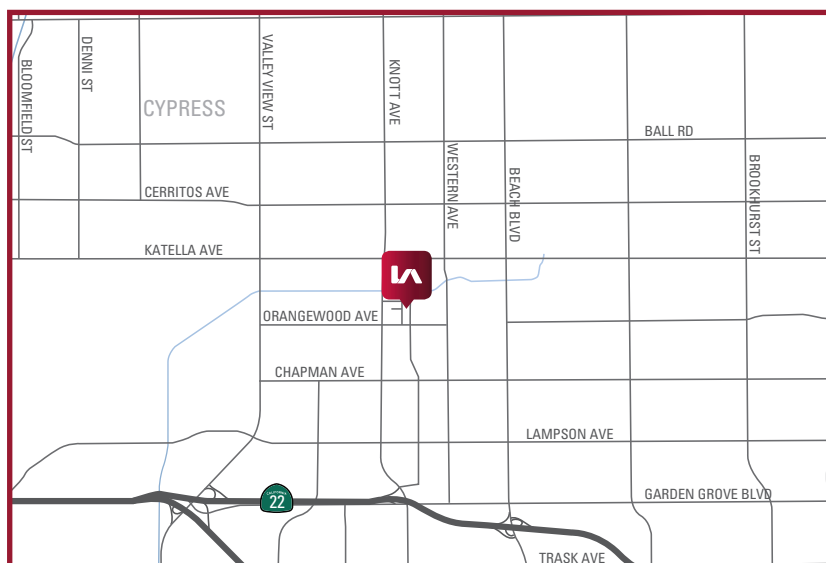
11366 MARKON DR, GARDEN GROVE, CA



### BUILDING RENOVATION IN PROCESS! OFFICE SPACE & PAINTING WAREHOUSE WALLS

## BUILDING FEATURES

- » Freestanding Single-Story Building
- » ±22 Parking Stalls
- » ±20' Clearance
- » ±1,800 SF of Office
- » ±500 SF of HVAC Shop Office
- » Shop Restroom
- » Two (2) Ground Level Loading Doors
- » Concrete Loading Area
- » 400 Amps 277/480 Volt Power Panel
- » Natural Gas Service
- » Tenant to Verify all Details



## CONTACT

**SEAN AHERN**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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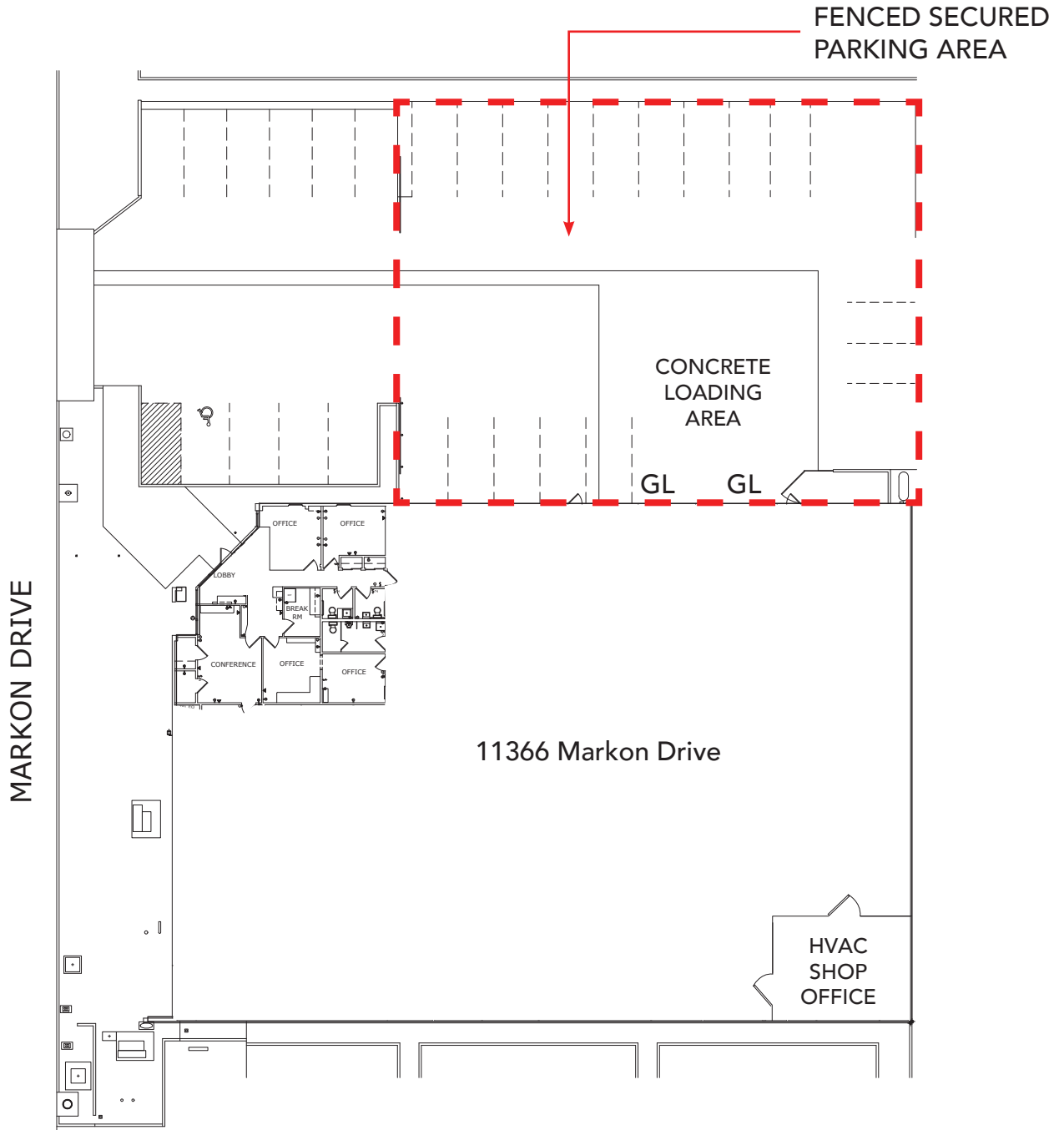
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### SITE PLAN



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