

7412

ANACONDA AVE., GARDEN GROVE, CA

±32,000 SF INDUSTRIAL BUILDING ON A ± 1.73 AC LAND PARCEL



FOR LEASE

**BUILDING COMPLETELY
REFURBISHED AND VACANT!**

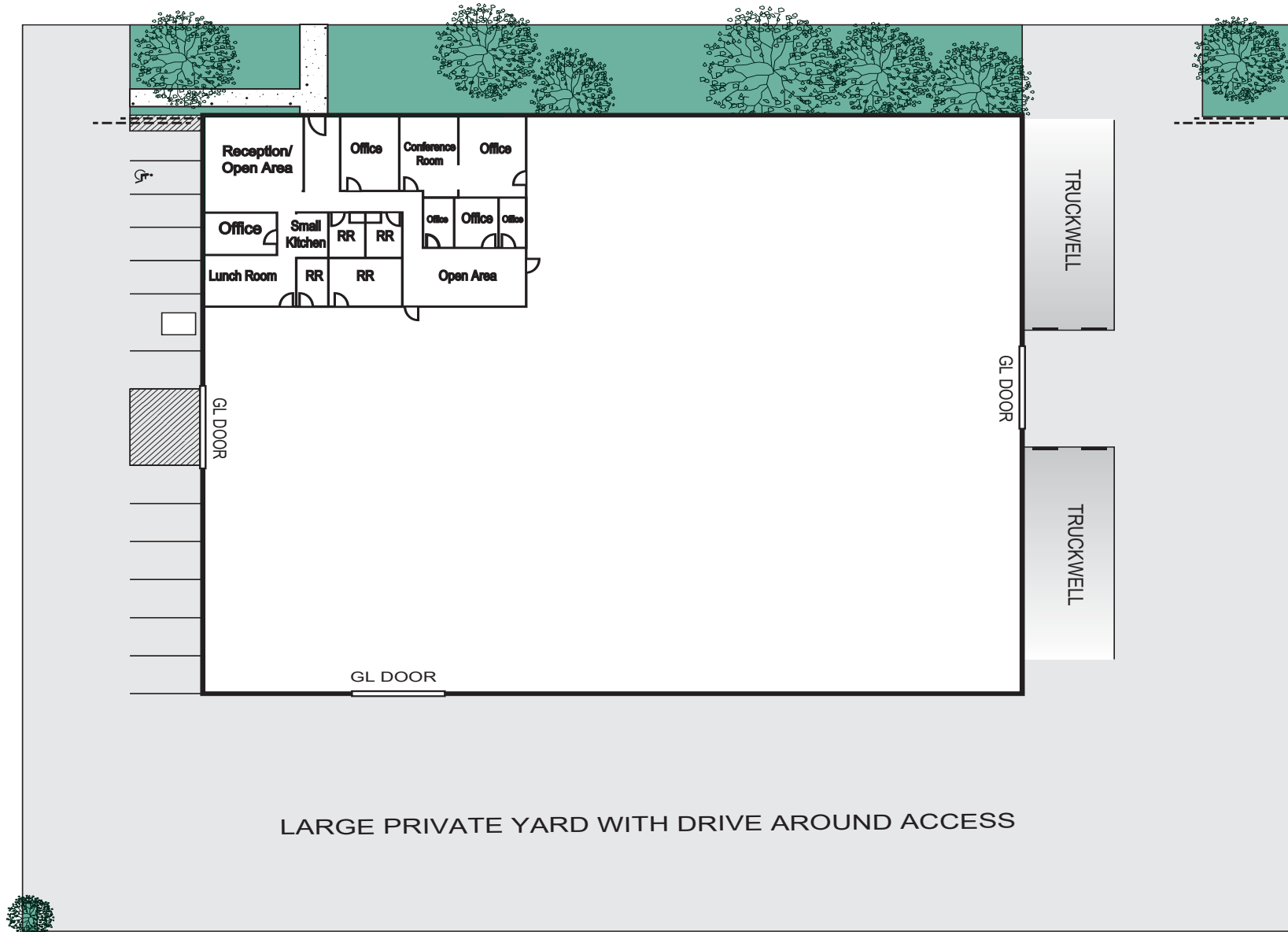
Voit
REAL ESTATE SERVICES

BC
BOUMA CAPUTO

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| BUILDING ADDRESS | 7412 Anaconda Avenue, Garden Grove, CA |
| BUILDING SIZE | ± 32,000 SF |
| LAND SIZE | ± 1.73 Acres (75,359 SF) |
| ELECTRICAL SERVICE | 400 Amps Power (Expandable) |
| WAREHOUSE CEILING CLEARANCE | ± 20' ft. Minimum Clearance |
| OFFICE AREA | ± 3,500 SF of Office Space |
| YARD | Large Fenced Yard with drive around access |
| LOADING | Four (4) Dock High Positions, Three (3) GL Roll-Up Doors |
| APN | 131-662-04 |
| FIRE SPRINKLERS | Fully Fire Sprinklered |
| PARKING | 64 Spaces / 2:1,000 Ratio |
| ZONING | M-P, Garden Grove |
| YEAR BUILT | 1990 |
| ADDITIONAL FEATURES | Excellent freeway access, Building completely refurbished, Low \$0.13 Nets |



ANACONDA AVE.



Site plan not to scale.

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Exclusively
Offered by:

Voit
REAL ESTATE SERVICES

BC
BOUMA CAPUTO

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