

**FOR SALE OR LEASE | 46,180 SF**

**12300 Industry Street**  
Garden Grove, CA 92841

***Voit***  
REAL ESTATE SERVICES



## Property Features

- High-Image Industrial Building
- Completely Renovated & Vacant
- ±4,000 SF of Improved Office Area
- Three (3) Dock High Doors
- One (1) Ground Level Door
- ±22' Warehouse Ceiling Clearance
- 1200 Amps of Power, 277/480 Volts
- Fully Fire Sprinklered
- Two Fenced Yards
- Possible Rail Service
- Excellent Freeway Access to 22, 405, & 605 Freeways



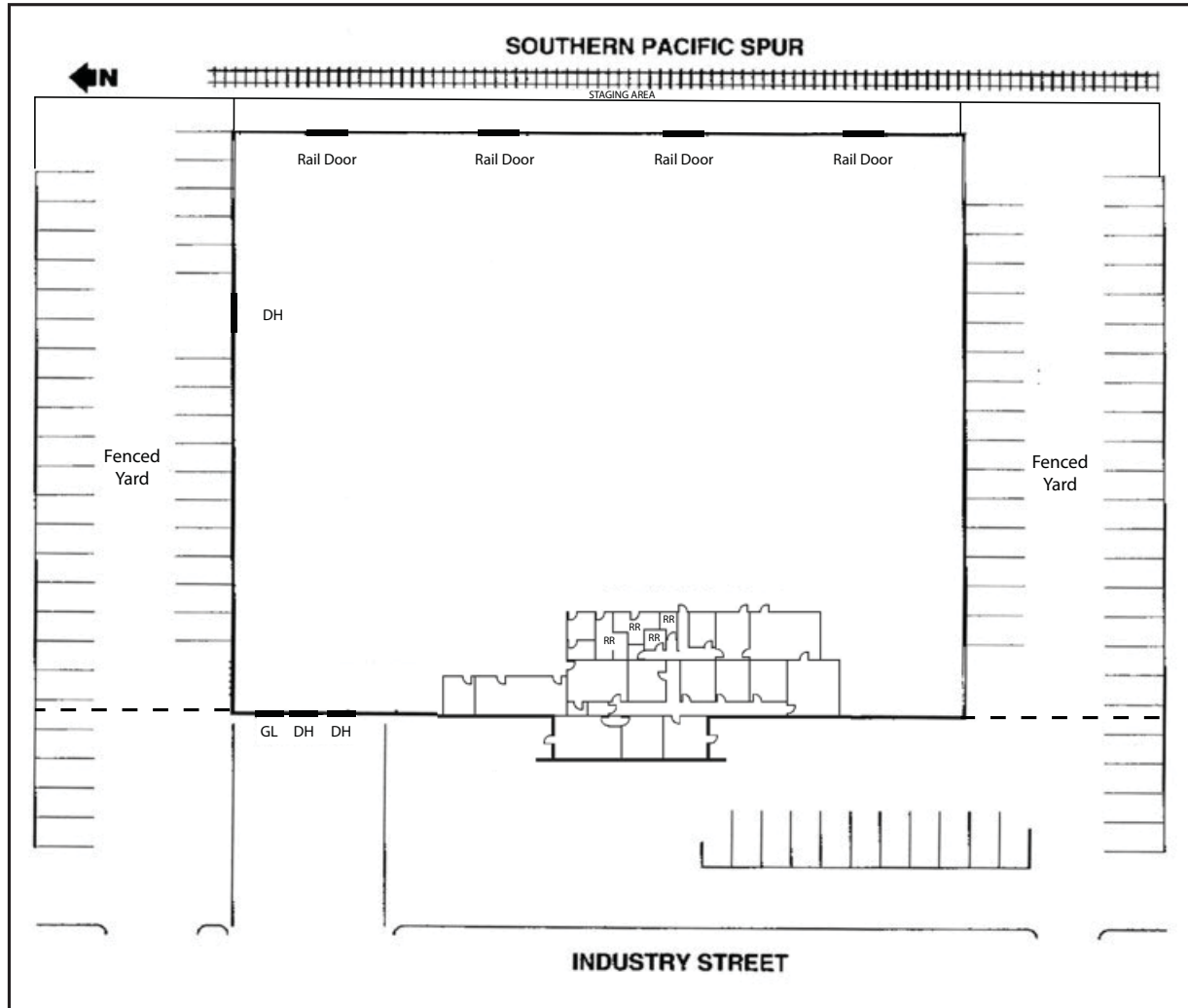
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**Paul Caputo**  
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