FOR LEASE | ± 81,605 - 102,641 SF 12822 Monarch Street, Garden Grove, CA





PROPERTY FEATURES

- ± 3,700 Sq. Ft. Office Area
- Two (2) Ground Level Loading Doors (Possibly Expandable)
- Three (3) Dock High Loading Doors (Possibly Expandable)
- Approximate 18'-21'Warehouse Ceiling Clearance
- Heavy Power: 4,000 Amps, 277/480 Volt, Well Distributed (Tenant To Verify Amperage)
- Extensive Electrical and Airline Distribution
- ±1:1,000 Sq. Ft. Parking Ratio
- Fire Sprinklered
- Immediate Access to Garden Grove (22), San Diego (405),and San Gabriel (605) Freeways
- · Shop Offices and Shop Restrooms

MIKE BOUMA, SIOR

Senior Vice President Lic #01070753 714.935.2340 mbouma@voitco.com

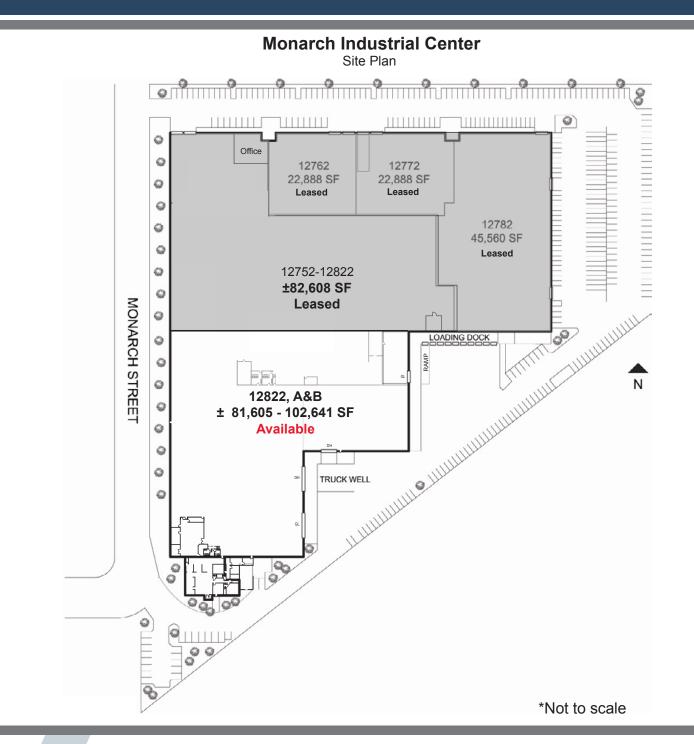
ERIC SMITH

Associate Lic #01940591 714.935.2310 esmith@voitco.com



2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806 · 714.978.7880 · 714.978.9431 Fax · Lic #01333376 | www.voitco.com

FOR LEASE | ± 81,605 - 102,641 SF 12822 Monarch Street, Garden Grove, CA



MIKE BOUMA, SIOR Senior Vice President Lic #01070753 714.935.2340

mbouma@voitco.com

ERIC SMITH

Associate Lic #01940591 714.935.2310 esmith@voitco.com



2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806 · 714.978.7880 · 714.978.9431 Fax · Lic #01333376 | www.voitco.com

CORFAC | The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2012 Voit Real Estate Services, Inc. All Rights Reserved. International Real People. Real Solutions.[©] is a registered trademark of Voit Real Estate Services.