

FOR LEASE | ± 81,605 - 102,641 SF

12822 Monarch Street, Garden Grove, CA

Voit
REAL ESTATE SERVICES



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

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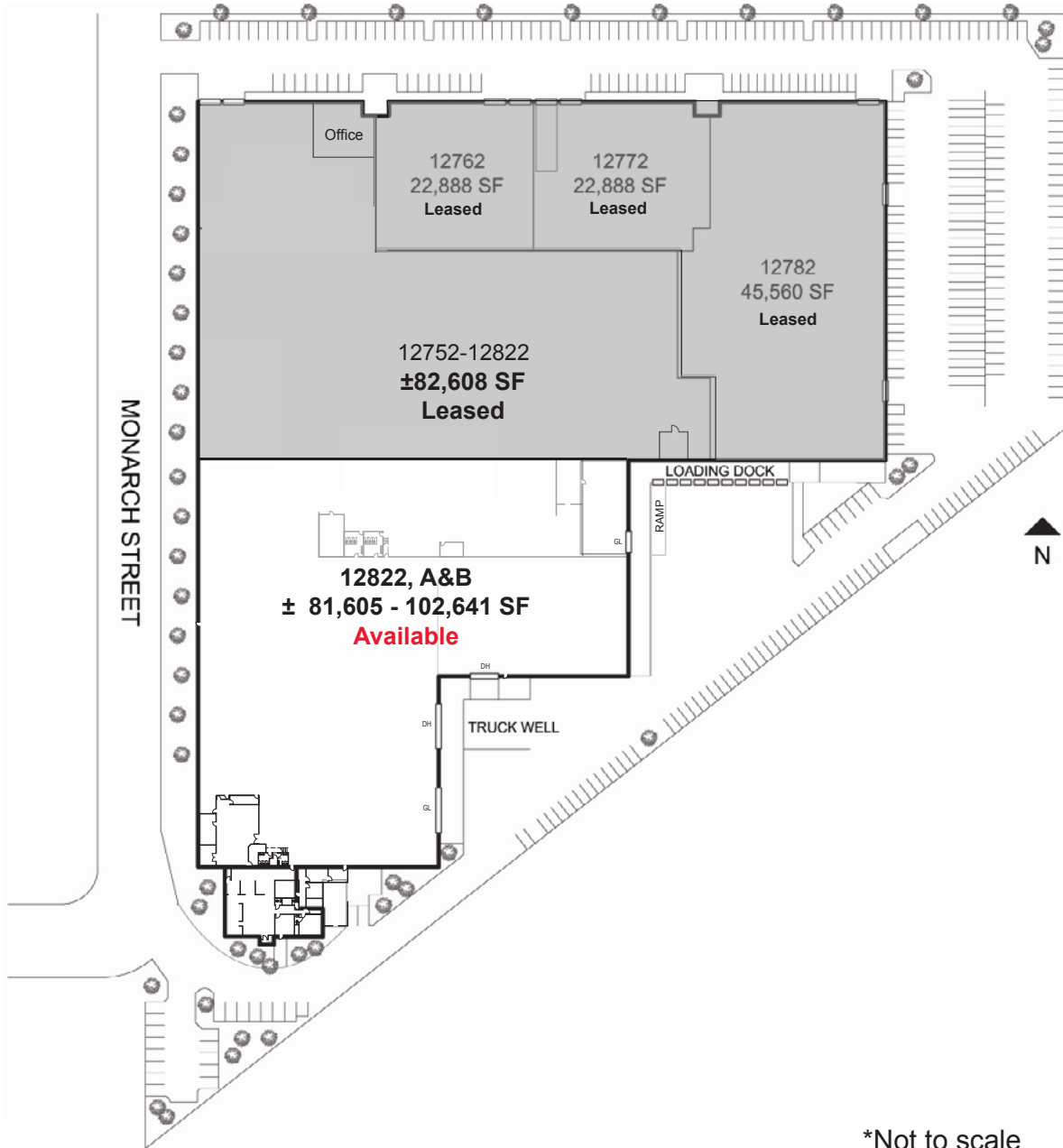
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Monarch Industrial Center Site Plan



*Not to scale

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