

# FOR SALE | 45,686 SF

## Lampson Business Park

7465 Lampson Ave., Garden Grove, CA

# Voit

REAL ESTATE SERVICES



## PROPERTY FEATURES

- High-Image Industrial Building
- $\pm$  12,928 SF of Improved Office Area
- Two (2) Ground Level Doors
- Two (2) Exterior Truckwells
- $\pm$ 20' Warehouse Ceiling Clearance
- 800 Amps of Power, 277/480 Volts
- Fully Fire Sprinklered
- Major Street Frontage on Western and Lampson
- Excellent Freeway Access to 22, 405, & 605 Freeways
- Large Shop Restrooms
- Divisible to 22,000 SF

### MIKE BOUMA, SIOR

Senior Vice President

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### PAUL CAPUTO

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### ERIC SMITH

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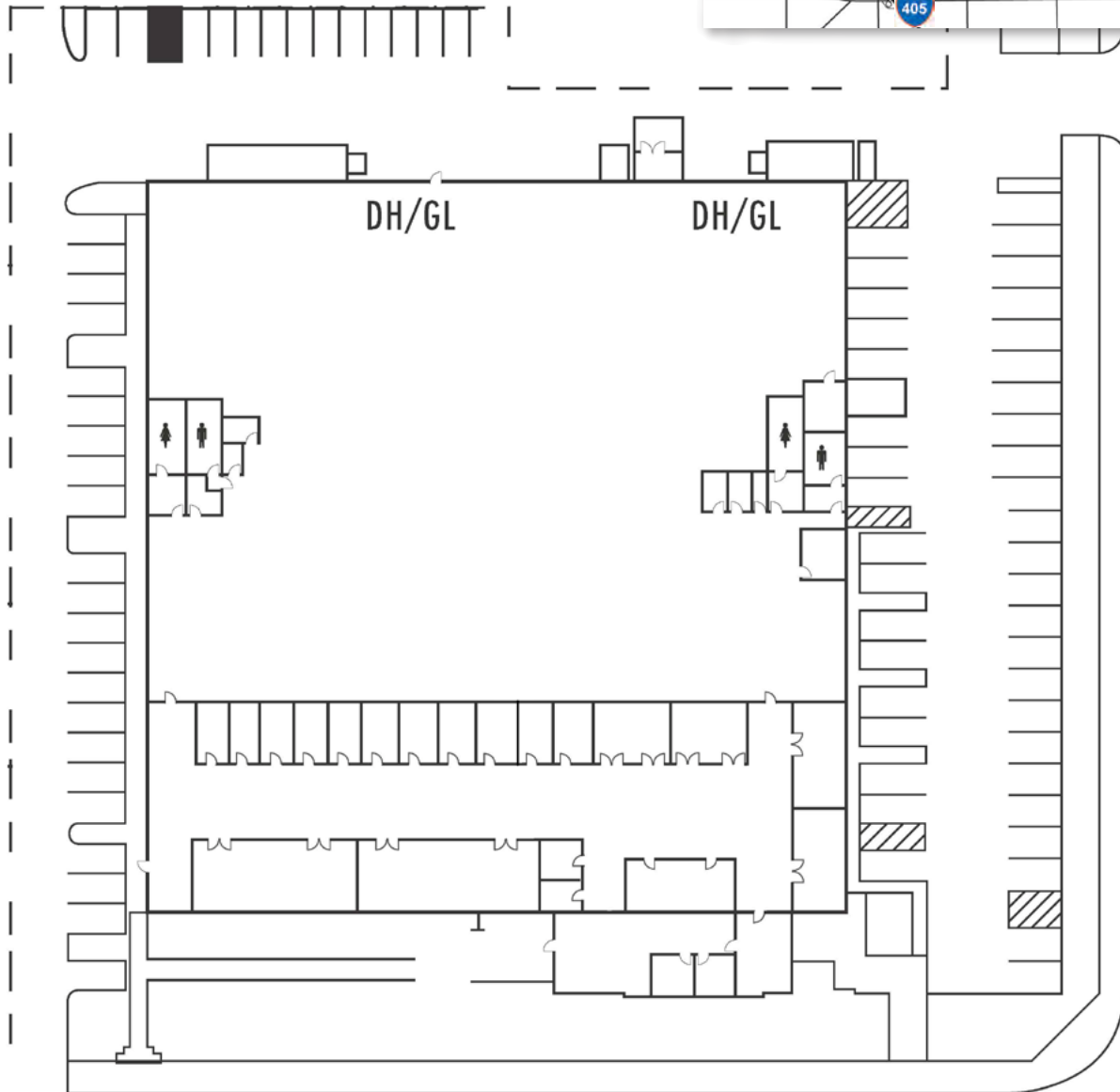
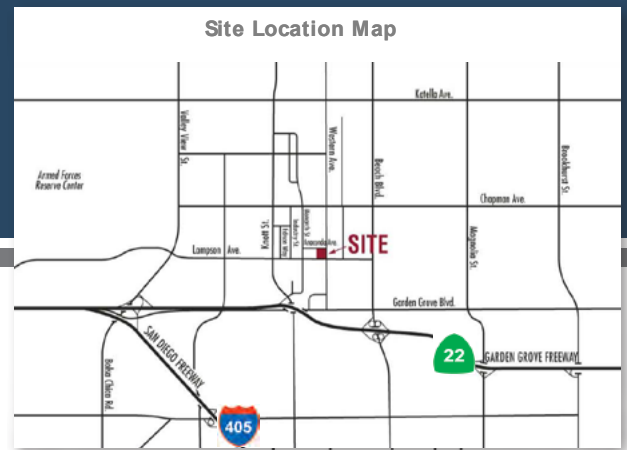
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## BOUMA • CAPUTO

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