

10632 Trask Avenue, Unit B
Garden Grove, CA

FOR LEASE OR SALE



**Entire Building
Completely
Refurbished
In 2017**

PROPERTY FEATURES:

- Unit B ±4,782 SF
- ±1,150 SF of Office
- All New Offices, Restrooms, Lighting, Plumbing, Electrical, Roof, HVAC
- Master-Planned Grove Industrial Park
- Flexible Office Layout
- Warehouse Clear Height Clearance - High Point: 15'6" Low Point: 14'6"
- Prime Central Orange County location
- 22 Freeway Frontage
- Major Street Frontage on Trask
- Concrete Tilt-Up Construction
- Excellent Truck Access
- 200 Amp Electrical Service
- Exterior & Interior Completely Remodeled
- 1 New Ground Level Loading Door
- Building / Freeway Signage Available
- ±1,030 SF of Bonus Mezzanine

For More Information, Contact:

PHIL COHEN
Senior Vice President
License ID# 01156287
949.790.3160
pcohen@leeirvine.com

APRIL FOSTER
Assistant
949.790.3181
afoster@leeirvine.com

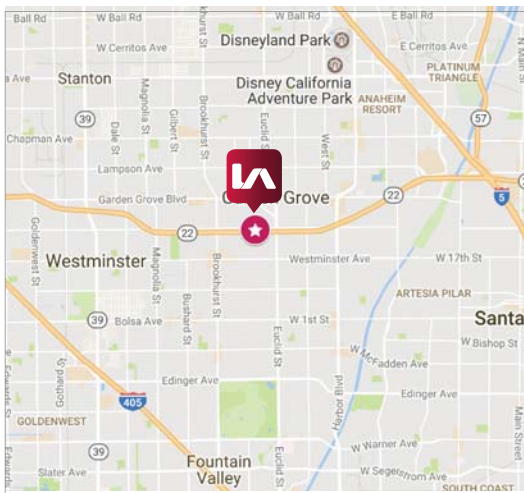
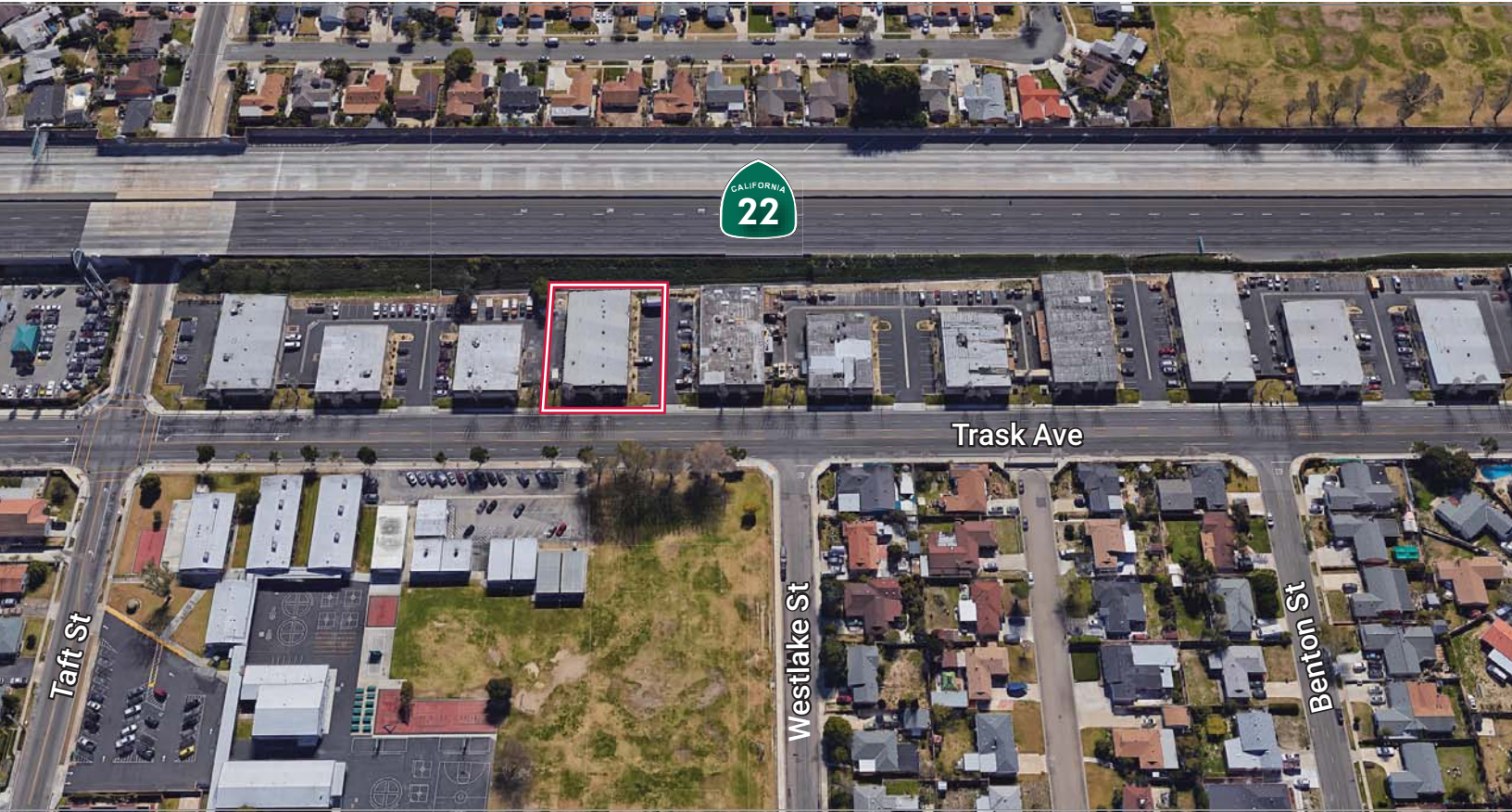


COMMERCIAL REAL ESTATE SERVICES

±4,782 SQ. FT.
INDUSTRIAL UNIT

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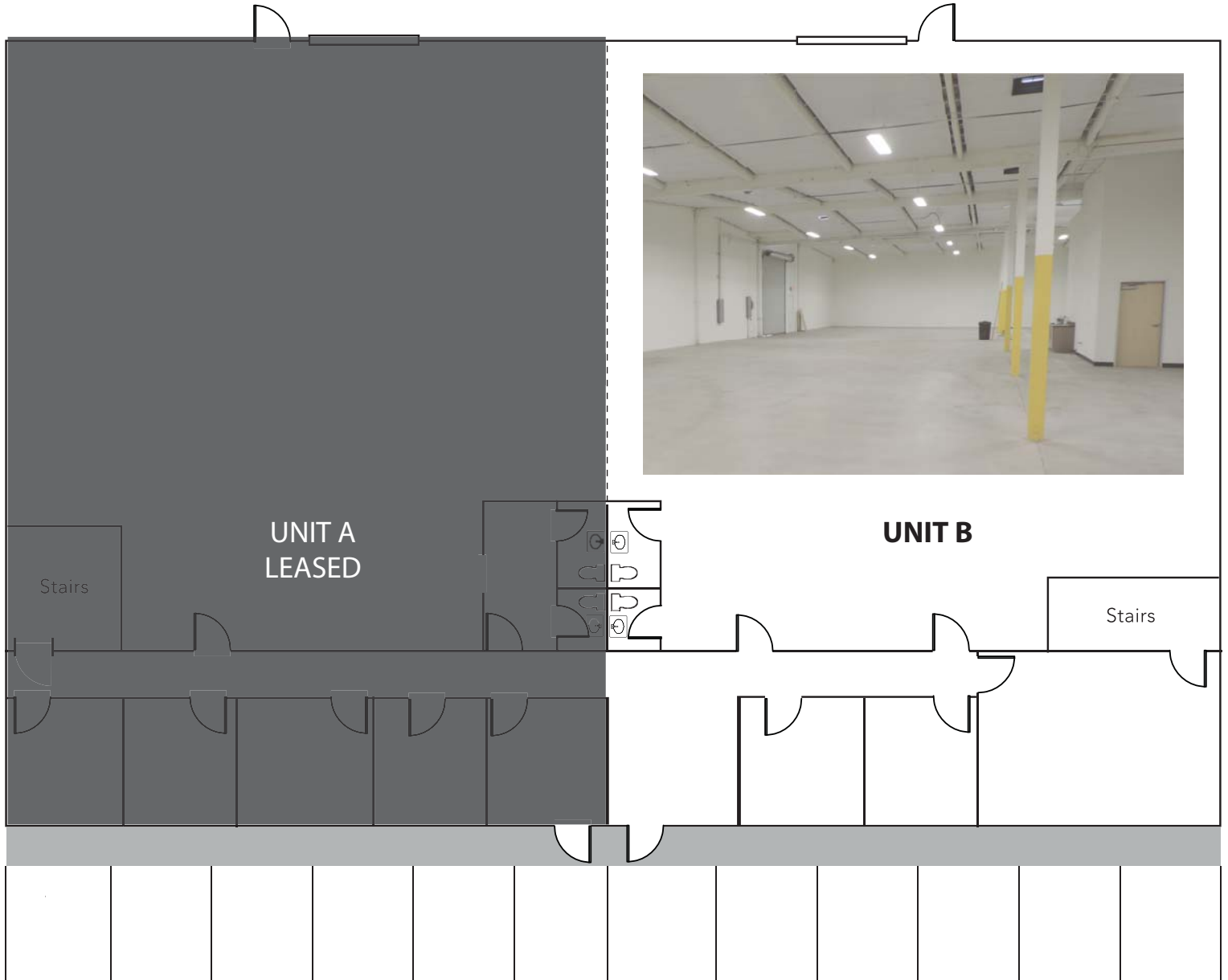
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1st Floor

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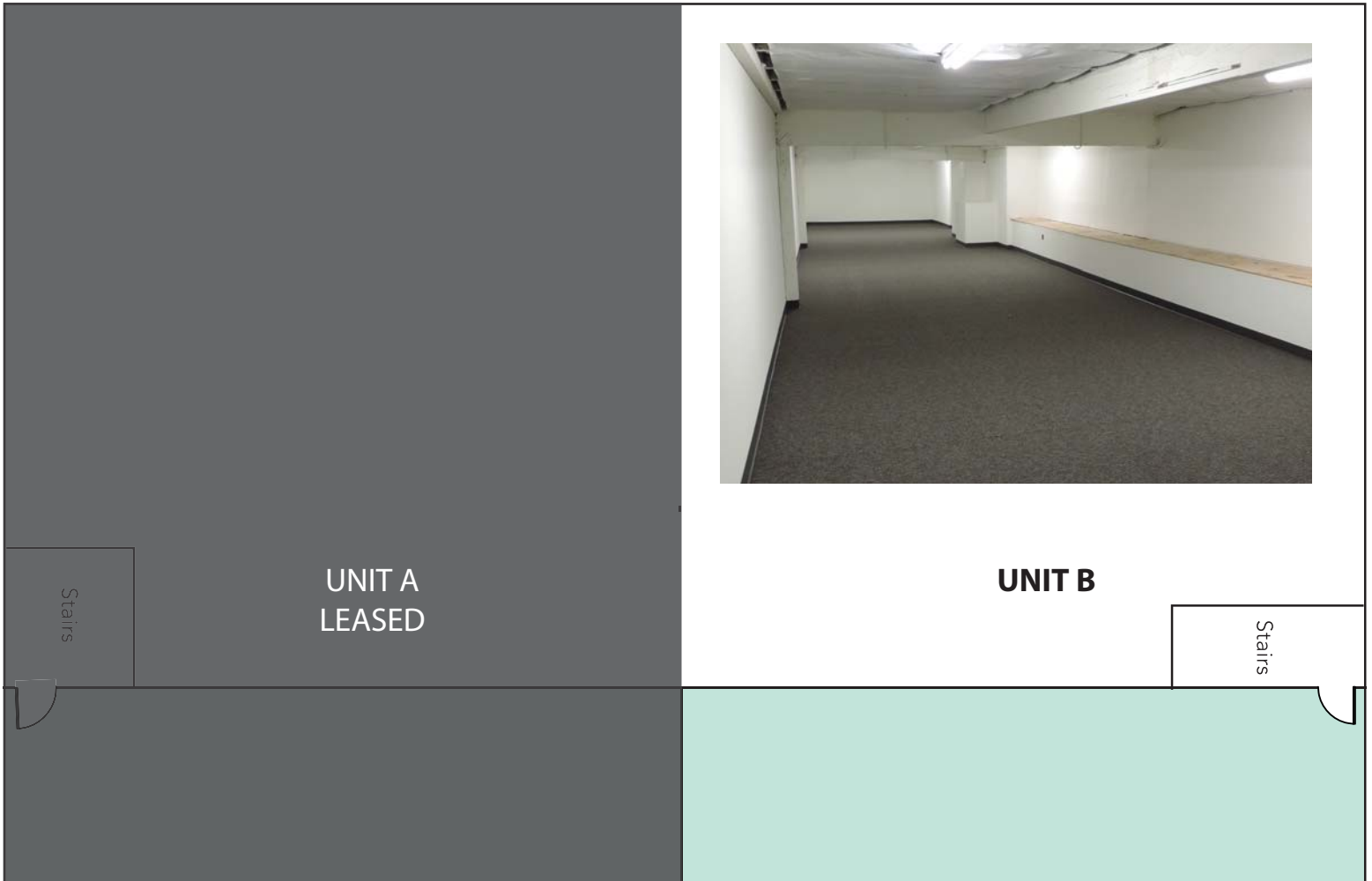
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±1,030 SF of Bonus Mezzanine

2nd Floor

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