

FOR SALE | ± 28,000 SF

Manufacturing/Warehouse Facility

10451 Park Avenue & 12846 Nutwood Street Garden Grove

Voit

REAL ESTATE SERVICES

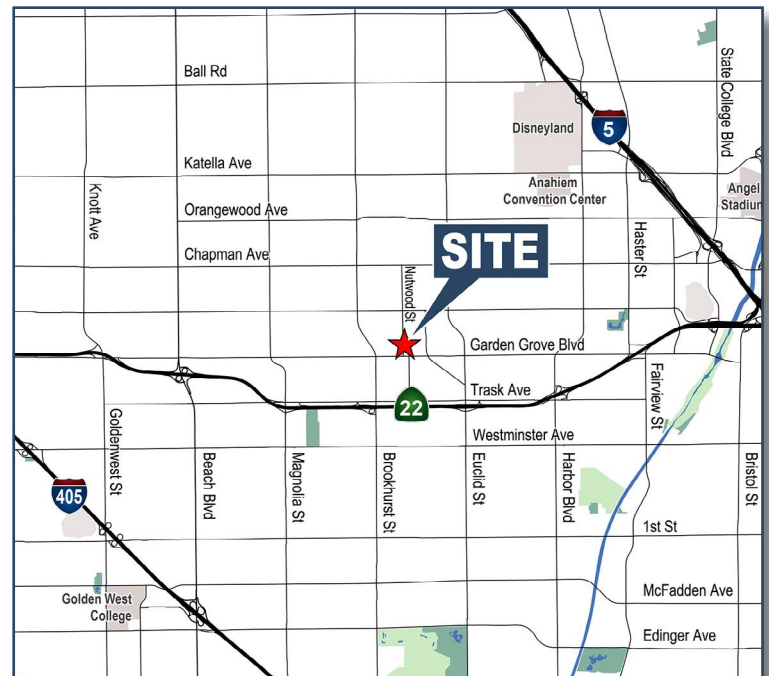
ADVANCED NOTICE!



Property Features

SELLER FINANCING AVAILABLE

- Freestanding Building/Corner Location
- Rare Two-Story Warehouse Area With Freight Conveyor
- ±2,350 SF of Office Space
- 100% HVAC Warehouse Possible
- Shop Offices and Restrooms
- Two (2) Ground Level Doors
- 800 Amps Electrical Service
- Includes 12846 Nutwood Street Land Parcel For Additional Parking
- Existing Spray Booths Possibly Available
- Fire Sprinklered
- Excellent Freeway Access
- Great Building For Assembly, R&D, Manufacturing or Light Distribution
- Asking Price \$2,576,000 (\$92.00/PSF)



BOUMA • CAPUTO

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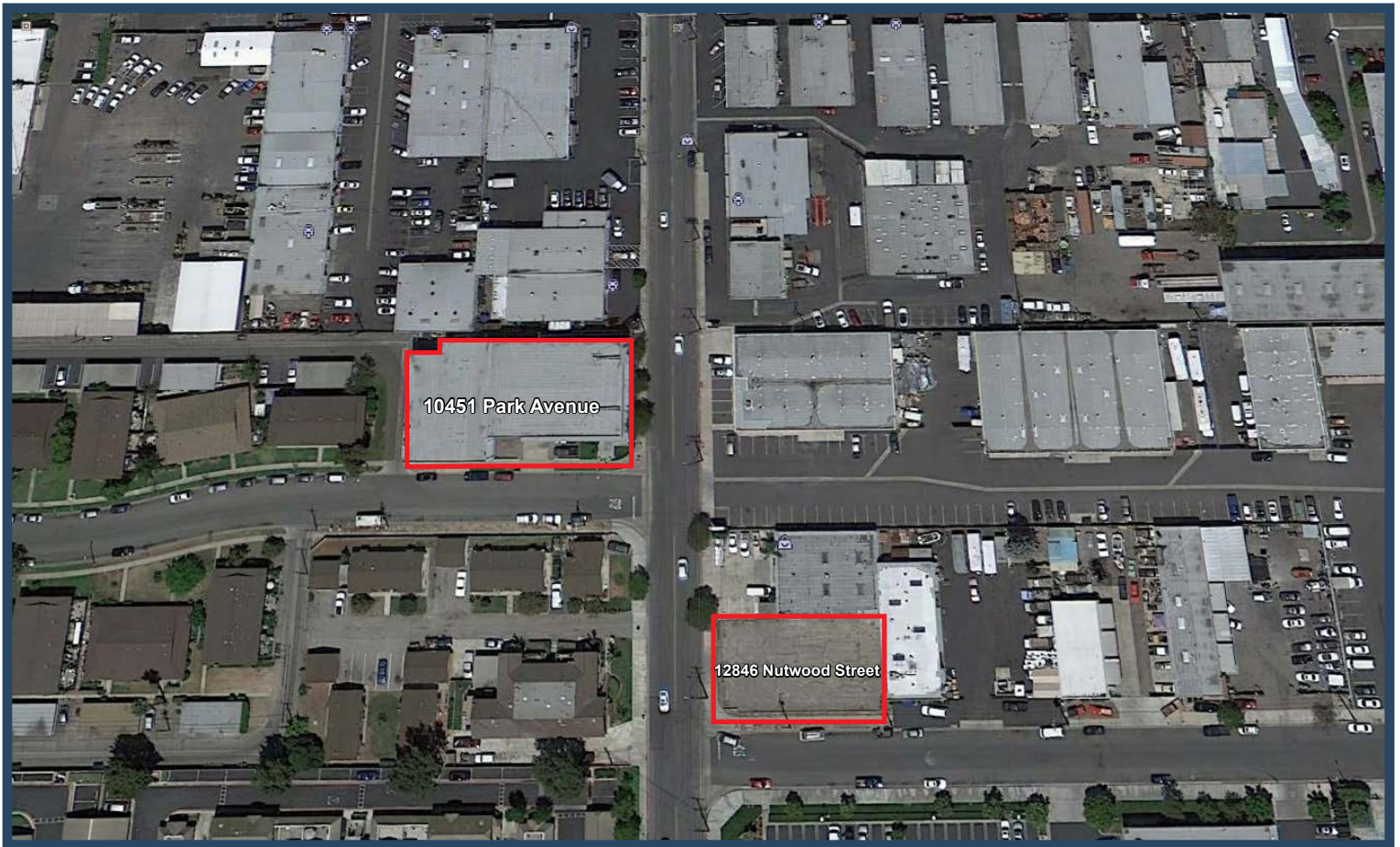
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