

# ±28,000 SF INDUSTRIAL BUILDING

# FOR SALE | LEASE

# 10451

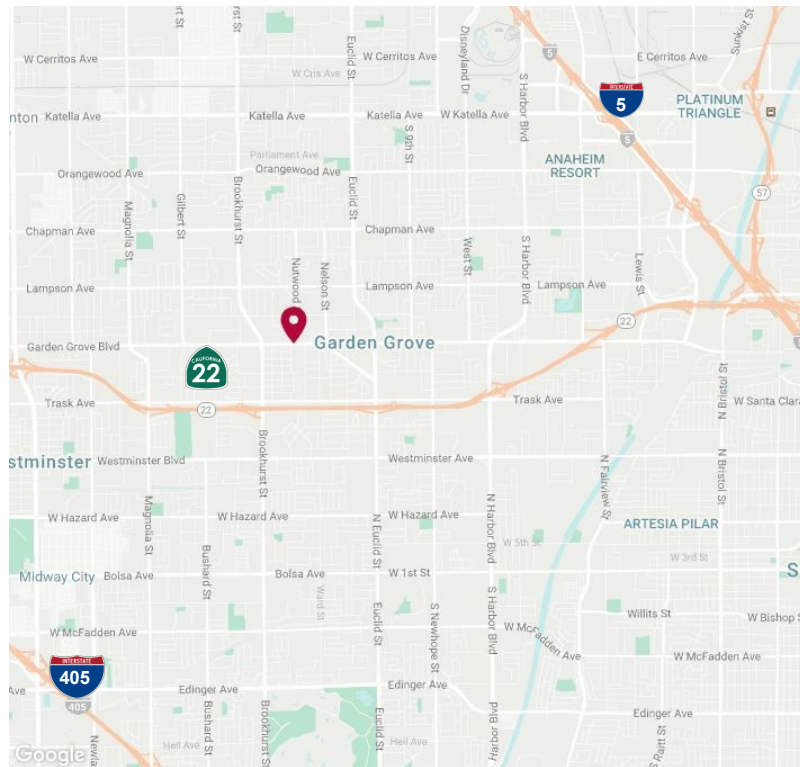
## PARK AVENUE GARDEN GROVE, CA 92840

Expected Completion Date December 2018



### PROPERTY HIGHLIGHTS

- Free Standing Industrial Building 28,000± SQ FT
- New Office Interior Improvements
- An Approximate 2,582 SQ FT Office Space
- Reception Area
- Three (3) Private Offices | Open Office Area
- Conference Room | Kitchen Break Area | Storage Area
- Three (3) Restrooms First Floor Office | Warehouse
- Warehouse Production Office
- Second Story Warehouse Storage
- Manufacturing Area with Two (2) Restrooms Including Office
- Exterior Glass Line Features and Design | New Exterior Paint
- New Landscape Design
- Two (2) Ground Level Loading Doors
- 800 Amps and 480 Volt Power
- Fire Sprinklers
- Freight Conveyor Automation
- Excellent Freeway Access— 22 | 405 | 91 | 55



FOR MORE INFORMATION & TO SCHEDULE BUILDING TOURS CONTACT:

**STEVE CRANE**  
First Vice President  
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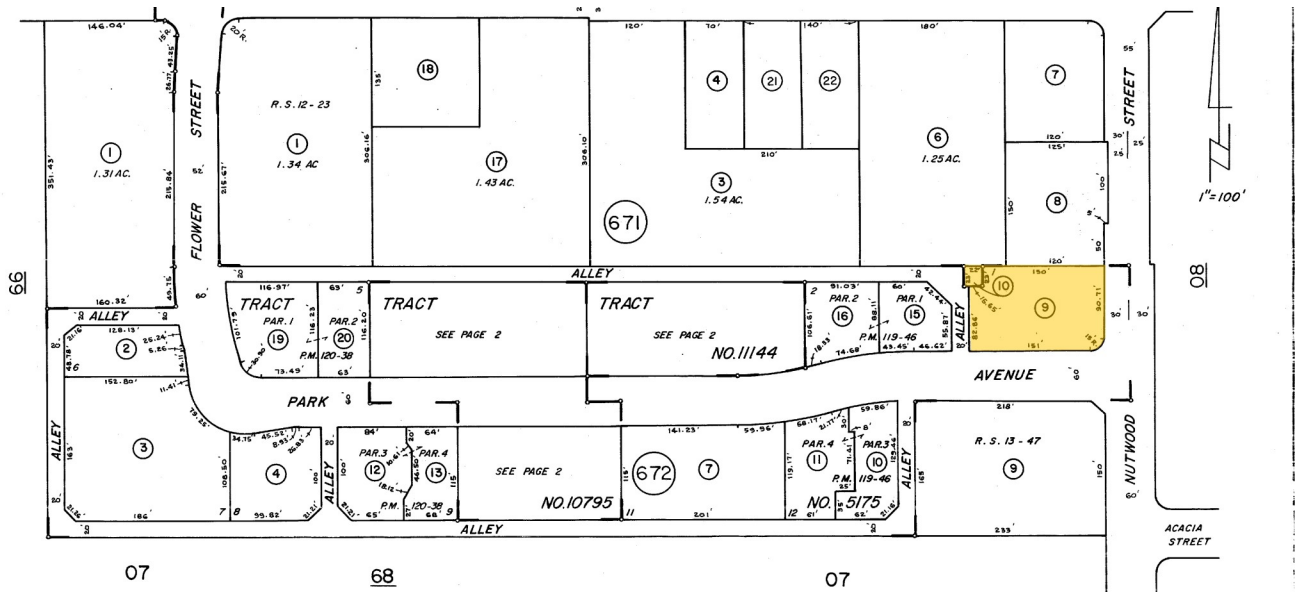
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PARK AVENUE  
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AERIAL



PARCEL MAP



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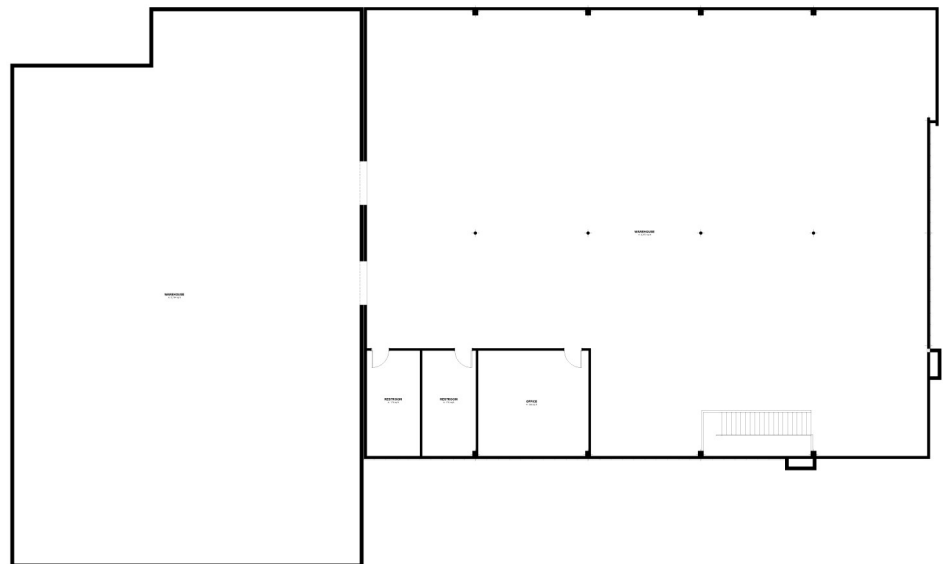
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FIRST FLOOR



SECOND FLOOR



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