



**\$60,000.00 TENANT IMPROVEMENT CREDIT OFFERED TO QUALIFIED BUYER!!!**  
LOWEST PRICED PROPERTY IN ALL OF ORANGE COUNTY 8,000-13,000 SF!!! | ASKING PRICE \$196.50 SF, 13% BELOW FAIR MARKET PRICE

**7351**  
GARDEN GROVE BLVD  
GARDEN GROVE | CALIFORNIA

**FOR SALE**

11,220 SF High Image HQ | Manufacturing | Distribution Facility

EXCLUSIVELY LISTED BY:

MIKE BARREIRO  
EXECUTIVE VICE PRESIDENT | PRINCIPAL  
P: 949.242.1706  
E: [mike.barreiro@daumcommercial.com](mailto:mike.barreiro@daumcommercial.com)  
CA License #01712620

DEVIN RAY  
ASSOCIATE  
P: 714.322.1252  
E: [devin.ray@daumcommercial.com](mailto:devin.ray@daumcommercial.com)  
CA License #02018130

**BUILD-TO-SUIT, HIGH IMAGE, NEWLY REMODELED OFFICES**

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 7351

GARDEN GROVE BLVD  
GARDEN GROVE | CALIFORNIA

## FOR SALE

High Image HQ | Manufacturing  
Distribution Facility

### FEATURES:

- 11,220 SF, High Image HQ, Manufacturing, Distribution Facility
- Built-to-Suit, High Image, Newly Remodeled Offices
- 400 Amps | 120/208 Volt | 3 Phase
- 16 FT Warehouse Clearance
- New HVAC System
- Four (4) Restrooms
- One (1) Ground Level Loading Door
- Sprinklered
- Full Kitchenette
- ALL NEW IMPROVEMENTS!
- Clean Room
- New Manufacturing, Assembly Area
- Close Proximity to:



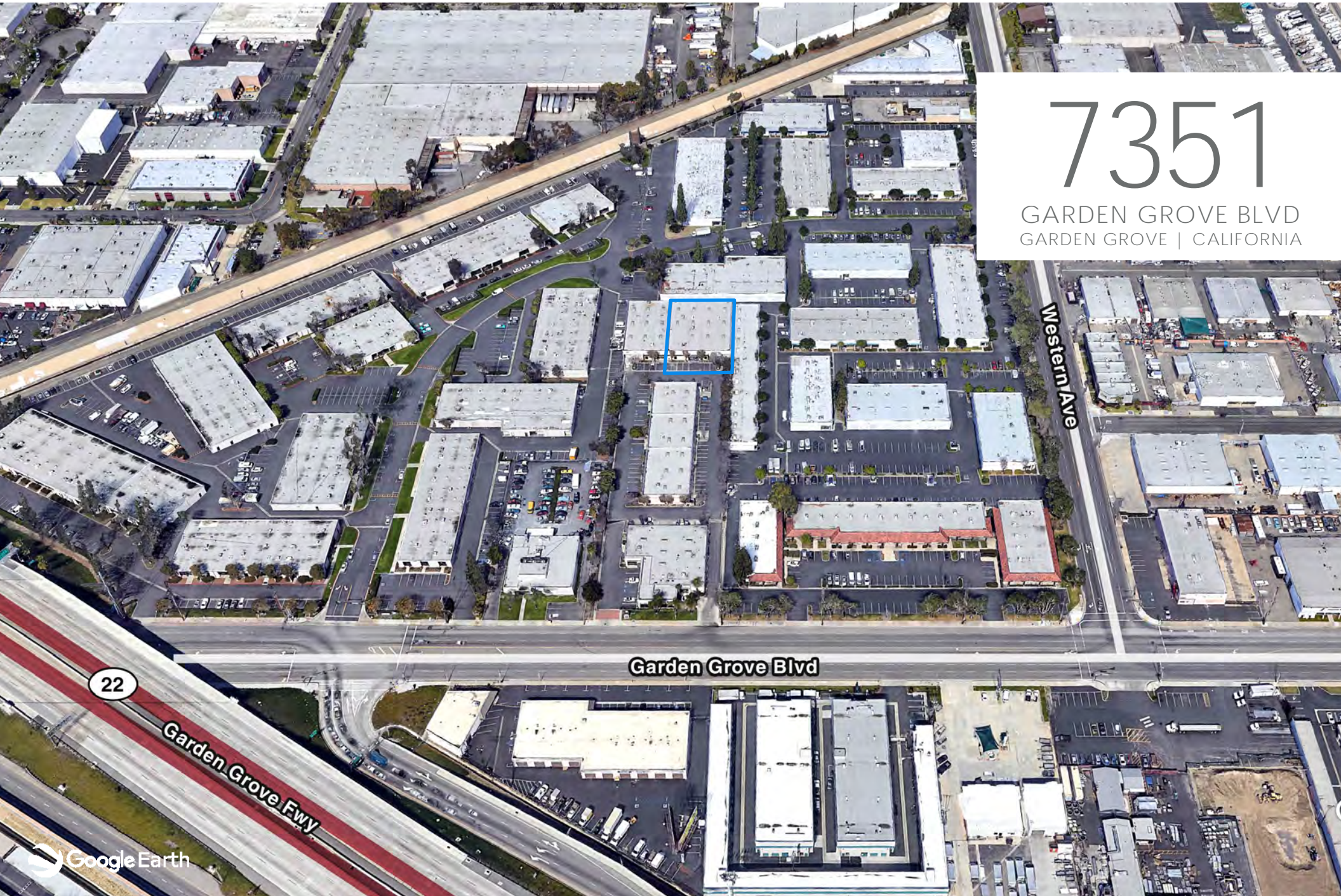
# FOR SALE

HIGH IMAGE HQ | MANUFACTURING | DISTRIBUTION FACILITY  
SITE PLAN

# 7351

GARDEN GROVE BLVD  
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# 7351

GARDEN GROVE BLVD  
GARDEN GROVE | CALIFORNIA

Garden Grove Blvd

Western Ave

22

Garden Grove Fwy

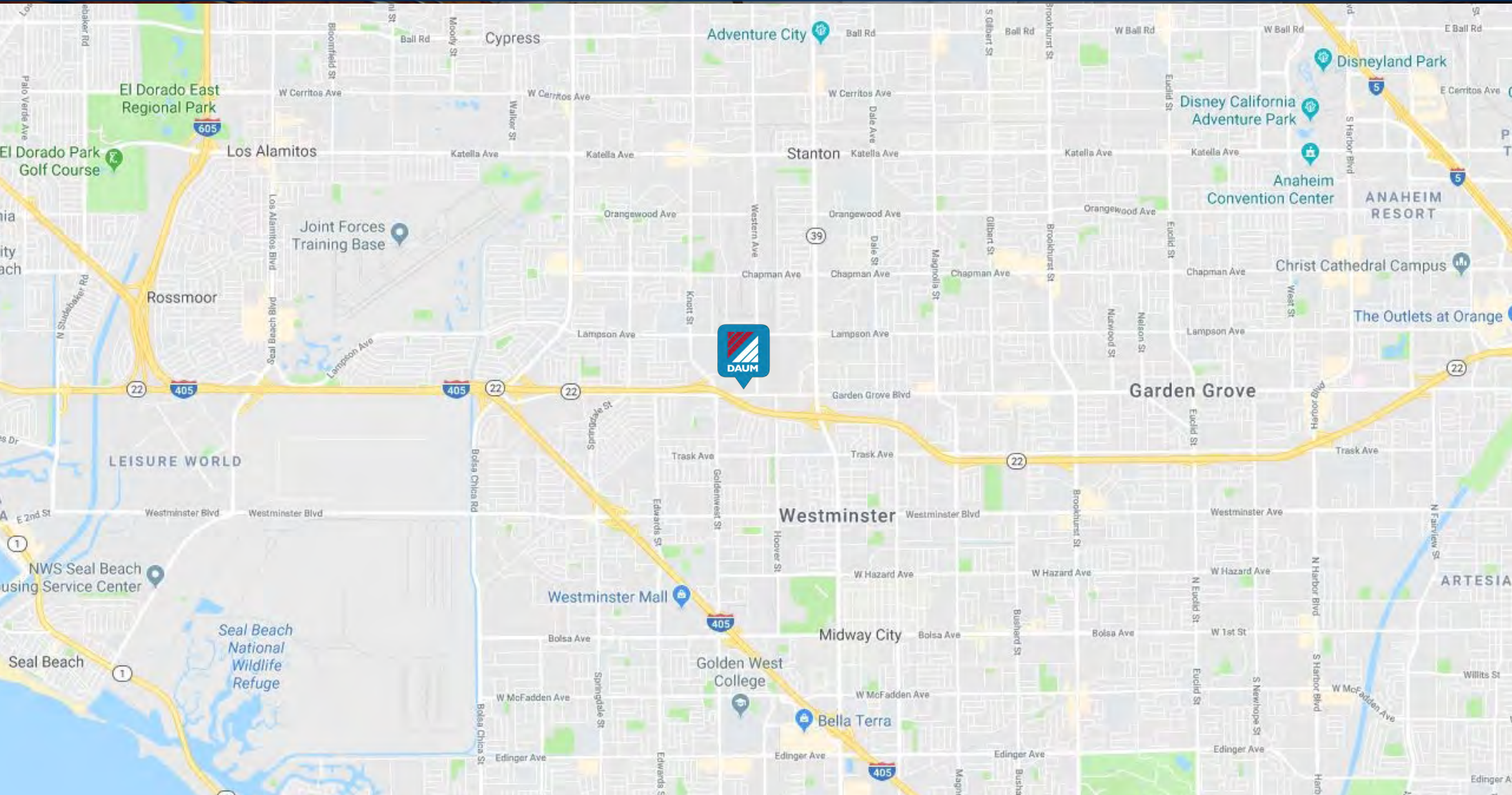
Google Earth

# FOR SALE

HIGH IMAGE HQ | MANUFACTURING | DISTRIBUTION FACILITY  
PHOTOS

# 7351

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