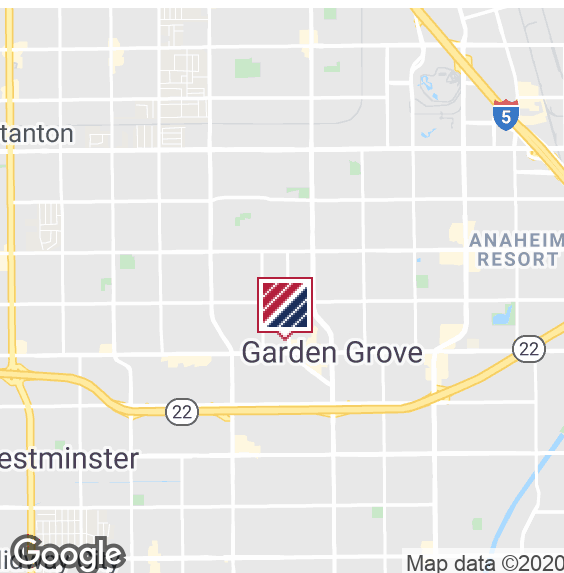




## CONTRACTOR'S YARD

# 12891

NELSON STREET  
GARDEN GROVE | CA



# 1.5 AC FOR LEASE

TURN-KEY CONTRACTOR'S YARD

### PROPERTY HIGHLIGHTS

- 4,332 SF of Executive Office Space
- 1,636 SF Lunchroom & Locker Area
- 1,800 SF of Warehouse
- Turn-Key Contractor's Yard
- Two (2) Ground Level Doors
- 18' Clearance Height
- Electronic Gates
- Two (2) Ingress/Egress Points off Nelson Street
- Crane mount structurally ready in warehouse (lb TBD)
- M-1 Zoning
- Electrical Distribution
- 100% Secured & Paved Yard
- 600 Amps, 277/480V
- Drive Around Lot
- CAT5 Throughout
- Exterior Security Lights
- Convenient Access to 22/405/57 Fwys
- Directly across the street from Home Depot

FOR MORE INFORMATION PLEASE CONTACT:

**CHRIS MIGLIORI, SIOR**

EXECUTIVE VICE PRESIDENT | PRINCIPAL

P: 714.941.5320

[chris.migliori@daumcommercial.com](mailto:chris.migliori@daumcommercial.com)

CABRE #00972843

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

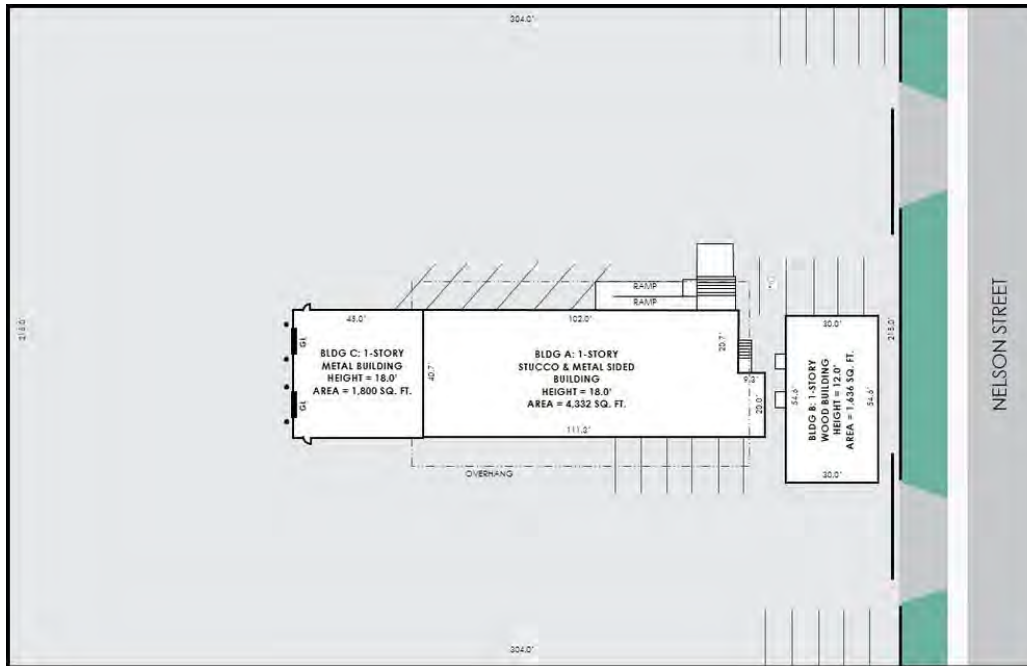


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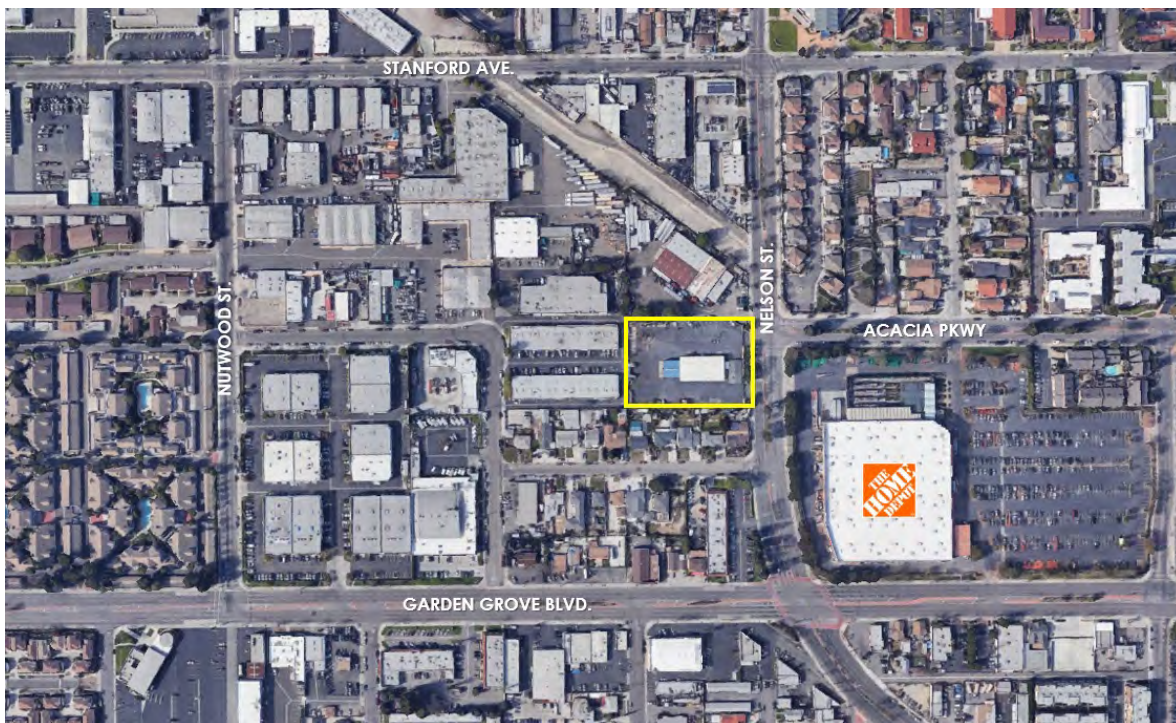
NELSON STREET  
GARDEN GROVE | CA

# FOR LEASE

1.5 AC CONTRACTOR'S YARD



\*Not to Scale



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NELSON STREET  
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES