



22,074 SF INDUSTRIAL BUILDING
FOR SALE OR LEASE
12272-12282 MONARCH ST. | GARDEN GROVE | CA

CONTACT EXCLUSIVE LISTING AGENT:



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22,074 SF
INDUSTRIAL
BUILDING



18'
WAREHOUSE
CLEARANCE



800
AMPS
POWER



ONE
DOCK HIGH
LOADING DOOR

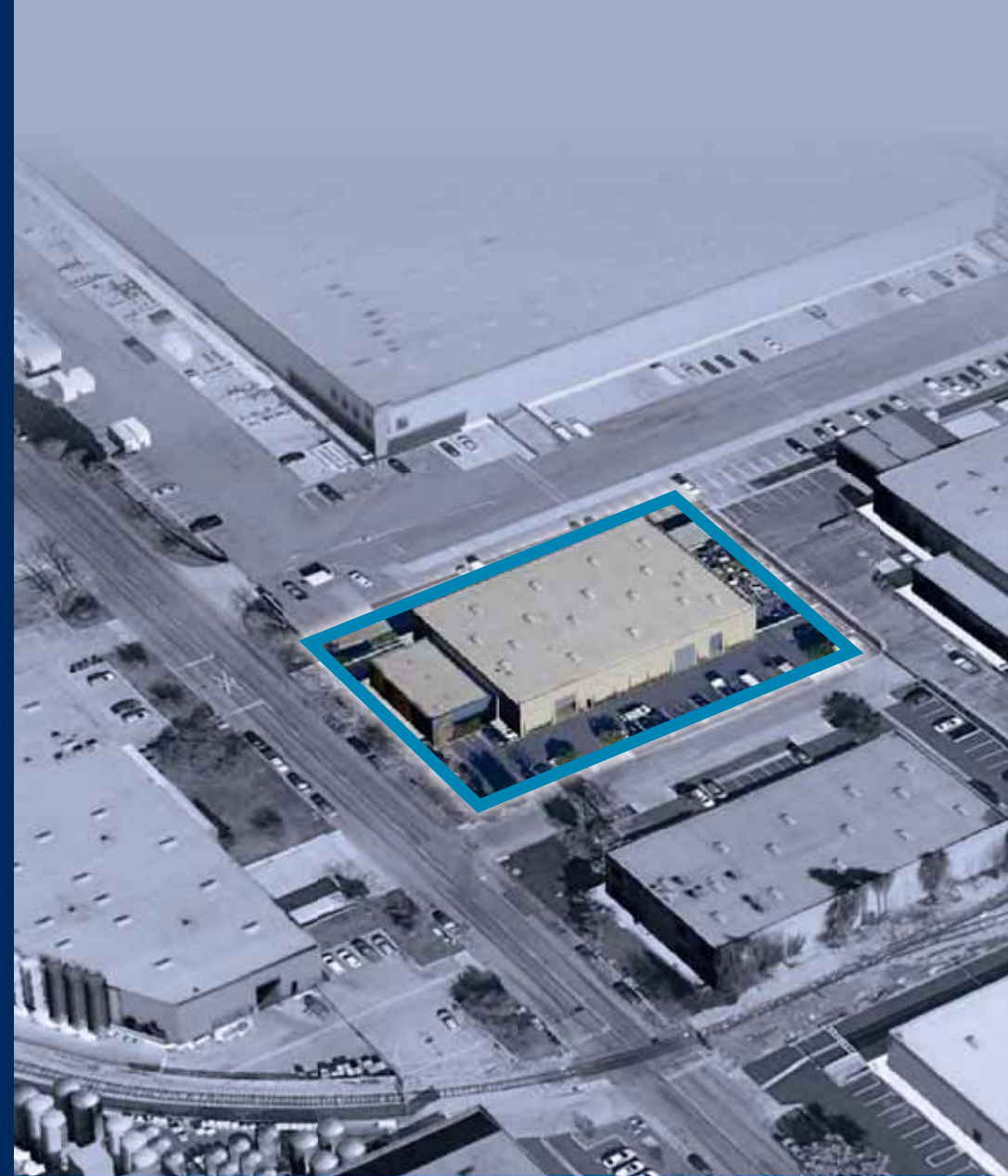
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PROPERTY HIGHLIGHTS

- ±22,074 SF Freestanding Two-Tenant Industrial Building with Private Fenced Yard
- ±4,500 SF High Image Office Space Remodeled in 2020
- Three (3) Ground Level Loading Doors and One (1) Dock High Loading Door
- 18' Warehouse Clearance
- 800 Amps (Verify)
- Sprinklered
- Two-Tenant Building with Two Addresses that is Separately Metered
- \$100k Surveillance System Installed in 2019
- Includes Nearly New Office Furniture/Desks
- Pallet Racking Can Stay on Request
- RFID Access Control System Installed in 2020
- High Security Gated Yard
- All Offices Have Individual Thermostats
- \$100k High Efficiency Dalkin Split AC System Installed in 2020
- Entire Building Converted to LED Lighting
- Excellent Opportunity for a Manufacturing or Warehousing User with Heavy Power and Dock High Loading
- Ideal 1031 Exchange Investment Opportunity for a Single-Tenant or Two-Tenant Industrial Building in One of the Strongest Sub-Markets in the Nation



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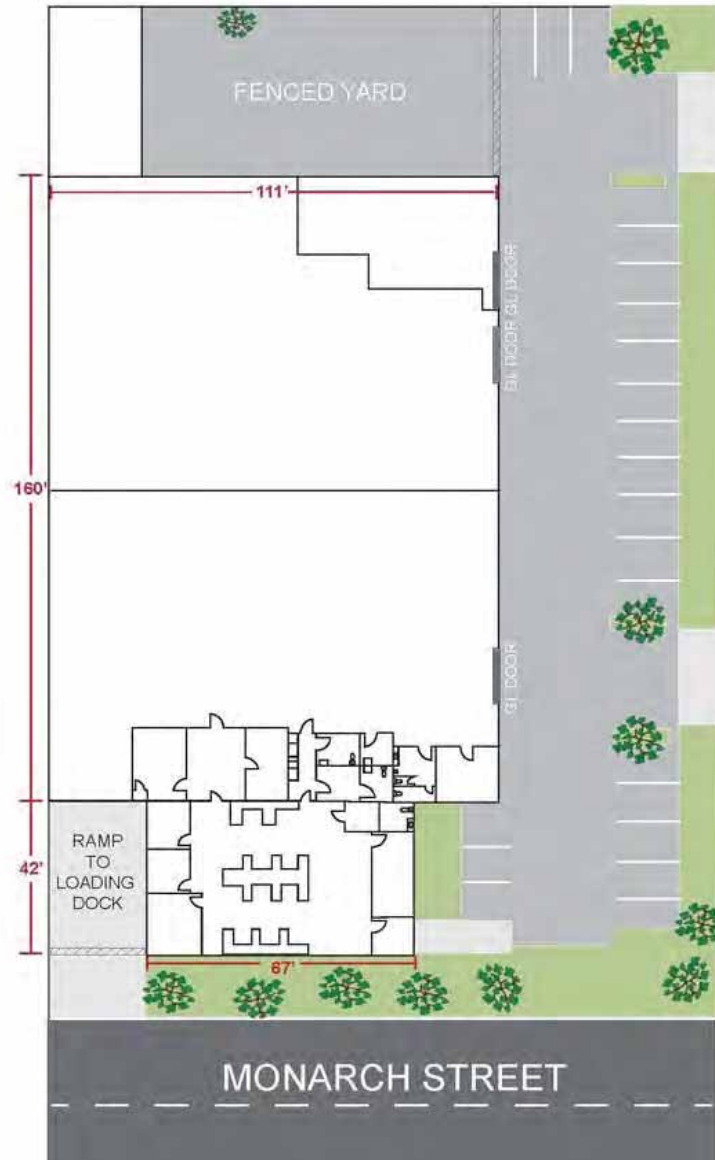
AERIAL

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SITE PLAN



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PHOTOS

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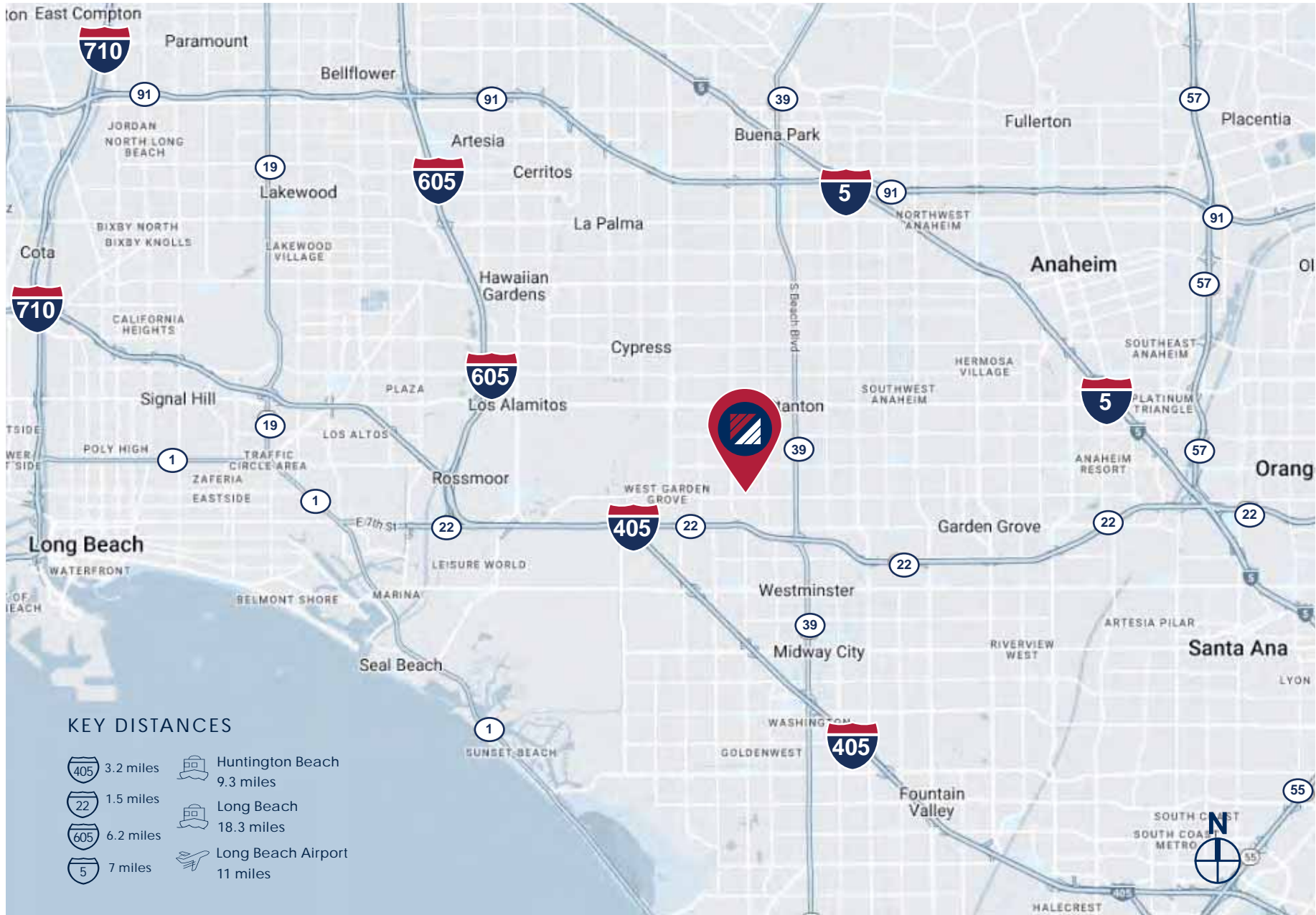
AMENITIES MAP

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KEY DISTANCES

- 3.2 miles Huntington Beach 9.3 miles
- 1.5 miles Long Beach 18.3 miles
- 6.2 miles Long Beach Airport 11 miles
- 7 miles



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LOCATION MAP

