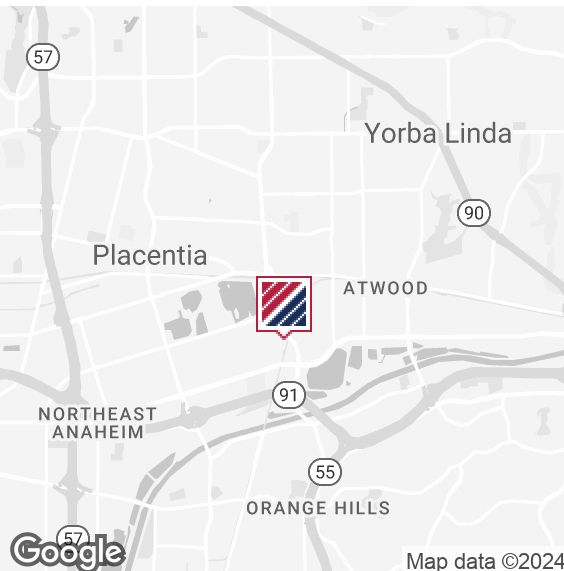




## LARGE FENCED YARD

# 1196

N. GROVE ST., UNIT A  
ANAHEIM | CA



## 7,050 SF FOR SUBLEASE

INDUSTRIAL UNIT

### PROPERTY HIGHLIGHTS

- ±1,500 Square Feet of Office Space
- 200 Amps, 120/208V (verify)
- ±4,000 Square Foot Fenced Yard
- 17' Warehouse Clearance
- Part of Larger 15,000 Square Foot Freestanding Building
- Cul-de-sac Location
- 2.5:1 Parking Ratio
- Sublease runs through October 2027
- Two (2) Office Restrooms
- Excellent East Anaheim Location
- One (1) Shop Restroom
- Convenient Access to the 91, 57 & 55 Freeways
- Two (2) 12'x14' Ground Level Doors

FOR MORE INFORMATION PLEASE CONTACT:

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ANAHEIM | CA**

7,050 SF INDUSTRIAL UNIT

