

7445

±16,407 SF FREESTANDING HIGH IMAGE INDUSTRIAL FACILITY

FOR LEASE 7445-7455 LAMPSON AVE
GARDEN GROVE | CA



±16,407 SF
AVAILABLE



±2,250 SF
OFFICE SPACE



FOUR (4)
GROUND LEVEL
DOORS



100% HVAC
CAPACITY

FOR MORE INFORMATION, CONTACT US:



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FREESTANDING 16,407 SF HIGH IMAGE INDUSTRIAL FACILITY

±16,407 SF
FREESTANDING
HIGH IMAGE

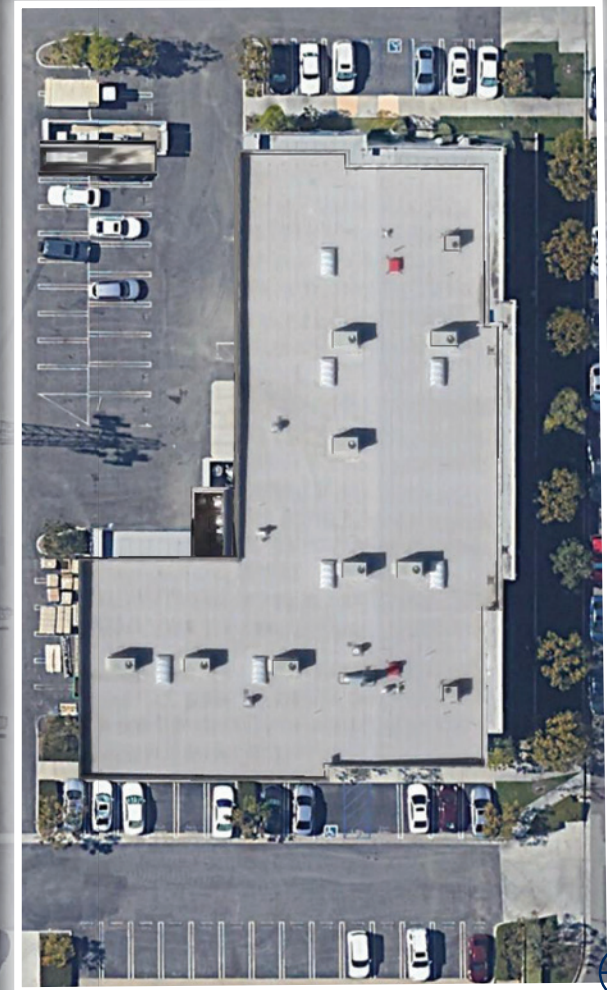
7445-7455 LAMPSON AVE.
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FOR LEASE

PROPERTY HIGHLIGHTS

- Freestanding 16,407 SF
High Image Industrial Facility
- 2,250 SF Office Space
- Four (4) Restrooms
- Four (4) GL Doors (12'x12')
- 20'0 ft Clear Height
- Sprinklered | .33/3000
- 1600 Amps | 277/480 Voltage | 3 Phase
- 2006 Construction
- Warehouse Skylights
- Closed Circuit Security Cameras
- 100% HVAC Capacity
- Professionally Managed Business Park
- CAM Charges \$0.10 SF | \$1,640.00/Month

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WESTERN AVE.

Google

ABOUT
THE
PROPERTY

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 **DAUM**
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SITE PLAN

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AMENITIES AERIAL

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7445-7455 LAMPSON AVE.
GARDEN GROVE | CA

FOR LEASE



KEY DISTANCES

- | | | | |
|---|---------------------|---|-----------------------------------|
|  | CA-39
0.7 miles |  | Port of Long Beach
19.2 miles |
|  | CA-22
0.8 miles |  | Port of Los Angeles
20.6 miles |
|  | CA-405
2.4 miles |  | John Wayne Airport
16.7 miles |

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