



# ± 8,184 SF INDUSTRIAL BUILDING FOR SALE

11942 WESTERN AVE.  
GARDEN GROVE | CA



± 8,184 SF  
INDUSTRIAL BUILDING



THREE (3)  
OVERSIZED GL DOORS



FENCED AND PAVED  
PRIVATE YARD



± 16,126 SF  
(0.37 AC) PARCEL

CONTACT EXCLUSIVE LISTING AGENTS:



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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±8,184 SF INDUSTRIAL BUILDING ON ±16,126 SF PARCEL (0.37 AC)



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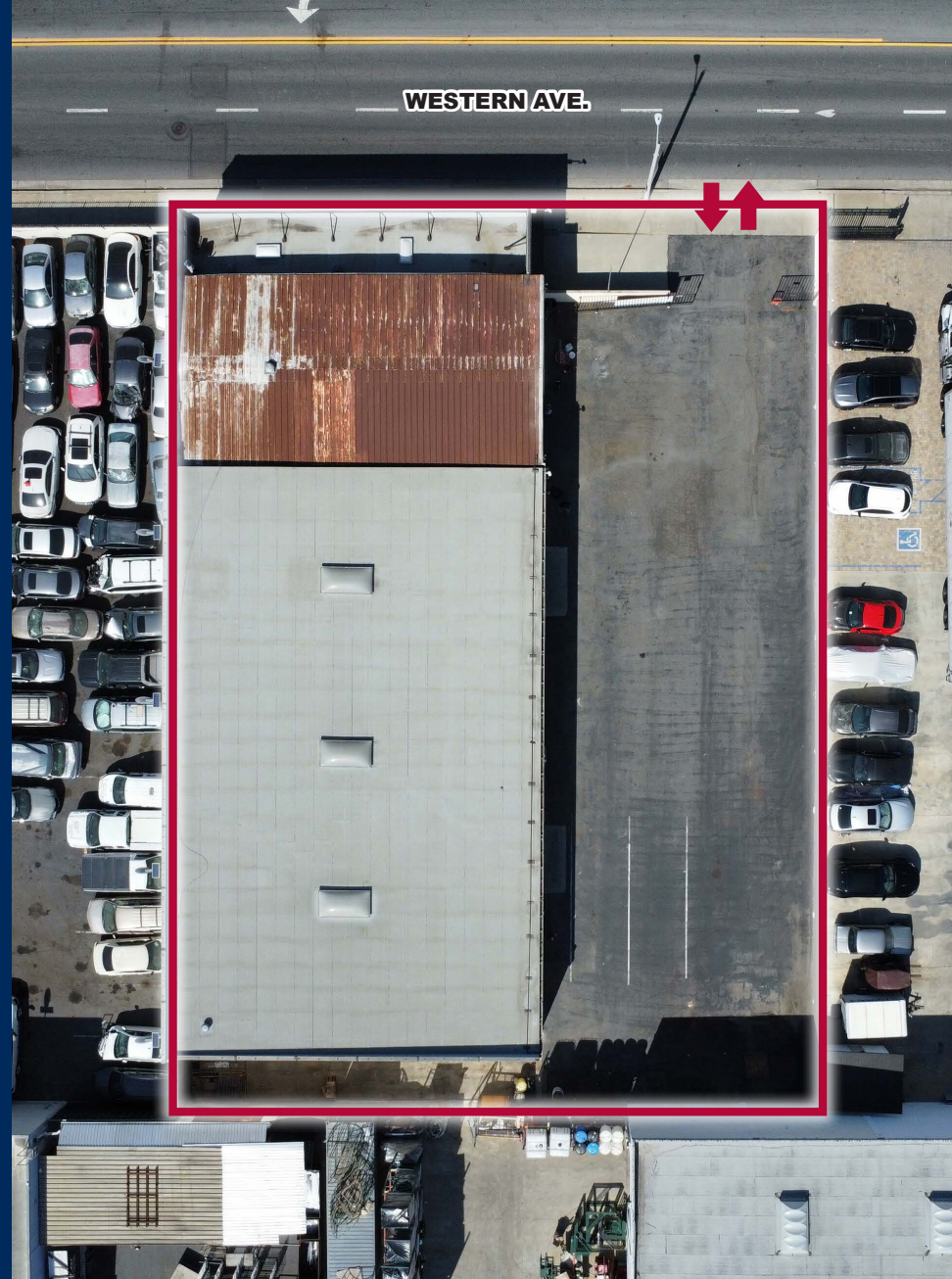
FOR SALE

## PROPERTY HIGHLIGHTS

- ±8,184 SF Freestanding Industrial Building
- ±720 SF Newly Renovated Office Space
- ±16,126 SF Parcel (± 0.37 AC)
- Two (2) Ground Level Doors (12'x12')
- One (1) Ground Level Door (12'x 14')
- 400 Amps, 120/ 208 Volts, 3 Phase, and 4 Wire Power (\*Verify)
- Fenced & Paved Private Yard
- Western Ave Street Frontage
- Potential For Multi-Tenant (3 Units)
- Bonus 250 SF Mezzanine
- Great Freeway Access to  &  Freeways

## RECENT RENOVATIONS

- New Interior Paint & Carpet
- New Warehouse Epoxy Flooring



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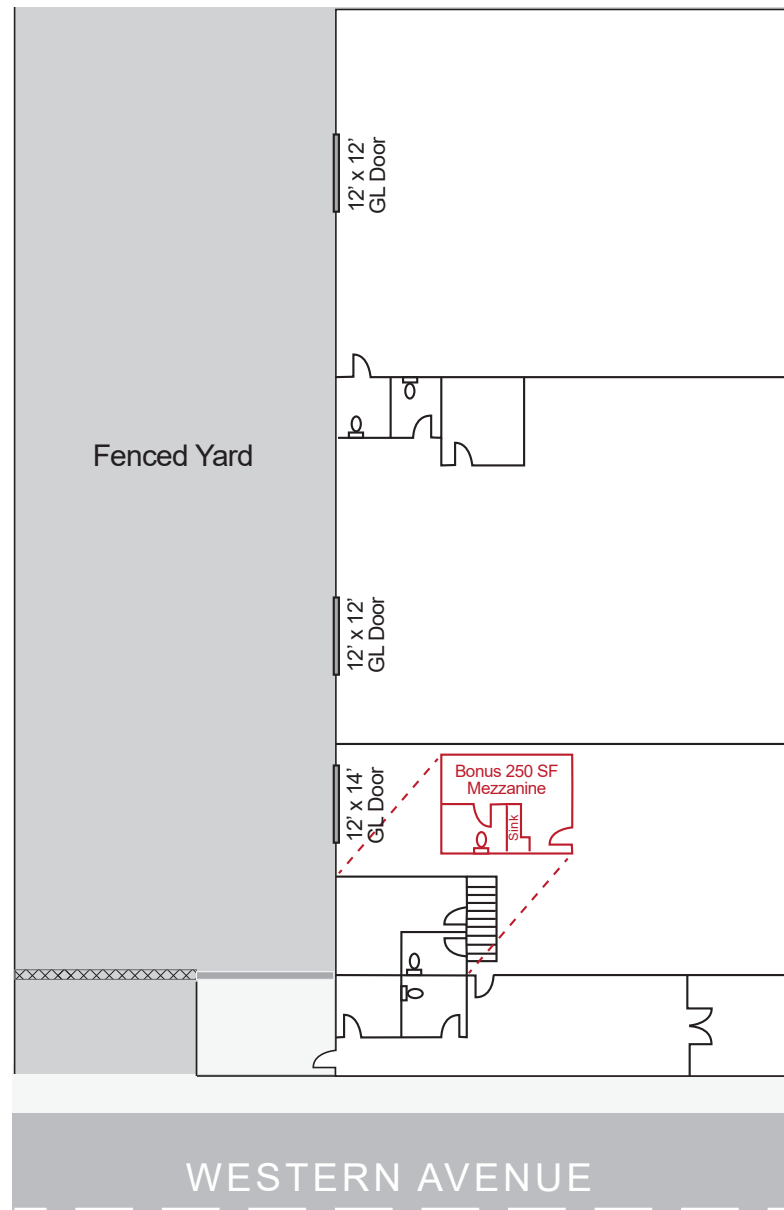
### PROPERTY HIGHLIGHTS

  
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SITE PLAN

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PHOTOS

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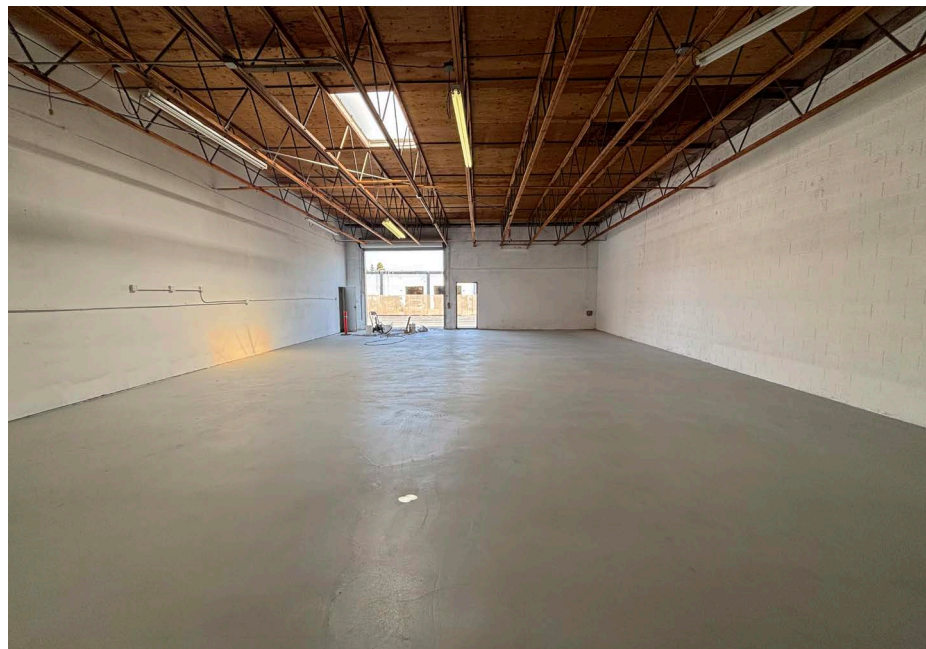
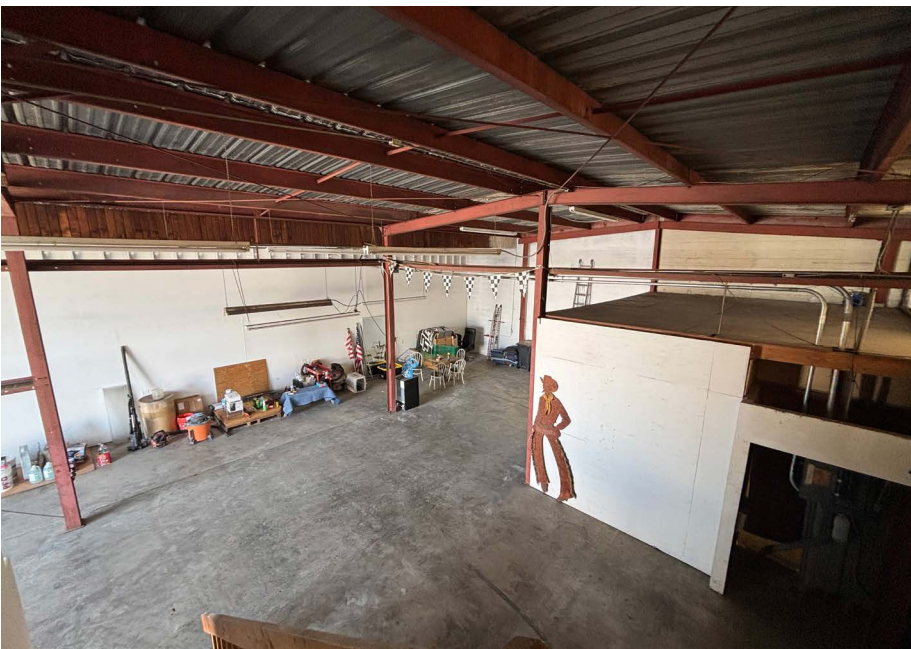
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#### AMENITIES MAP

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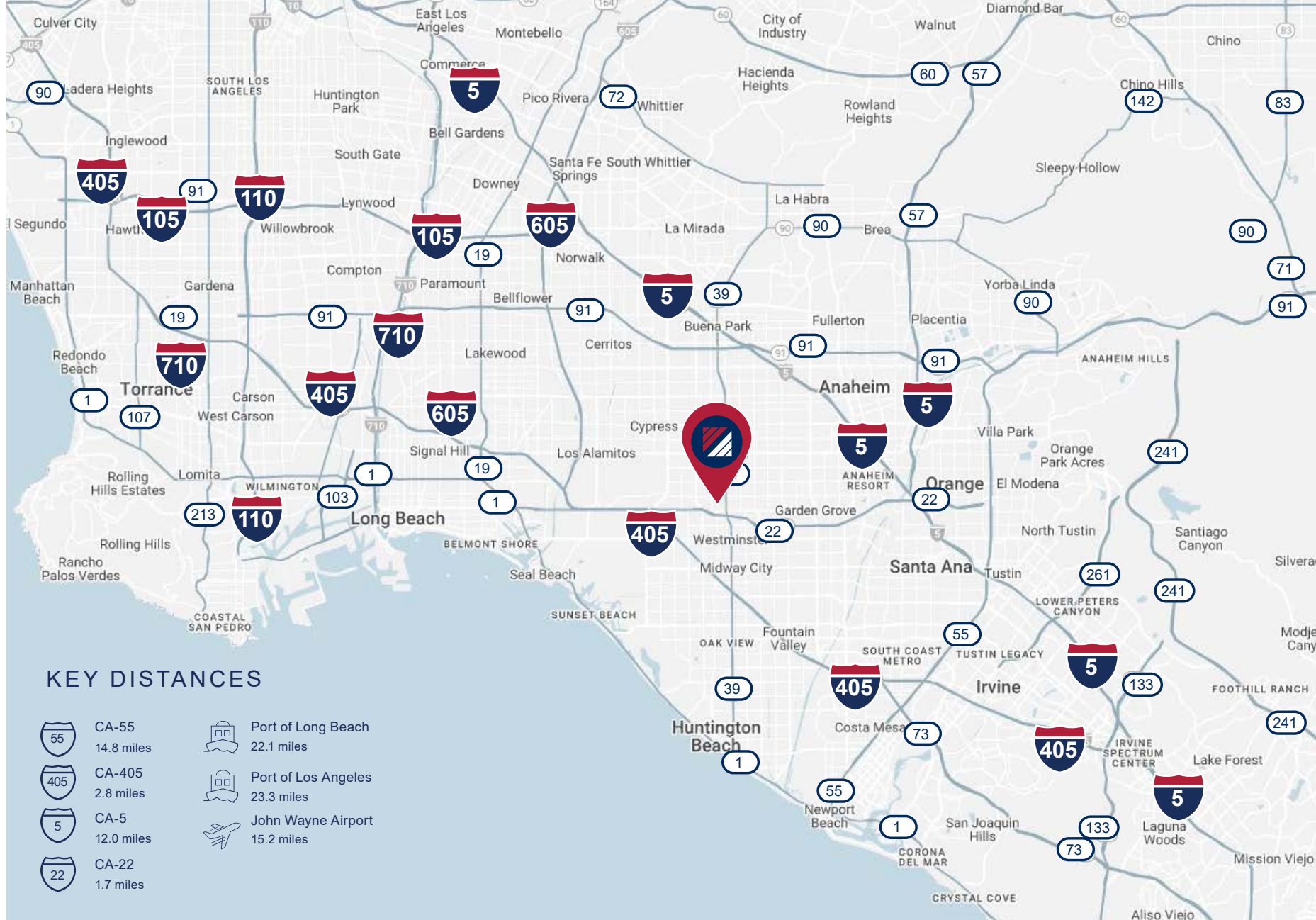
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### KEY DISTANCES

	CA-55		Port of Long Beach
	14.8 miles		22.1 miles
	CA-405		Port of Los Angeles
	2.8 miles		23.3 miles
	CA-5		John Wayne Airport
	12.0 miles		15.2 miles
	CA-22		
	1.7 miles		

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### LOCATION MAP

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