



Exceptional Corporate Warehouse / Distribution Facility  
Modernization and Building Expansion Complete  
Premier Last Mile Facility / 22 Freeway Frontage



**Video  
Tour**

**155,171 SF ON 7.97 ACRES AVAILABLE**

**PREMIER WAREHOUSE DISTRIBUTION FACILITY**

12821 Knott Street | Garden Grove, CA







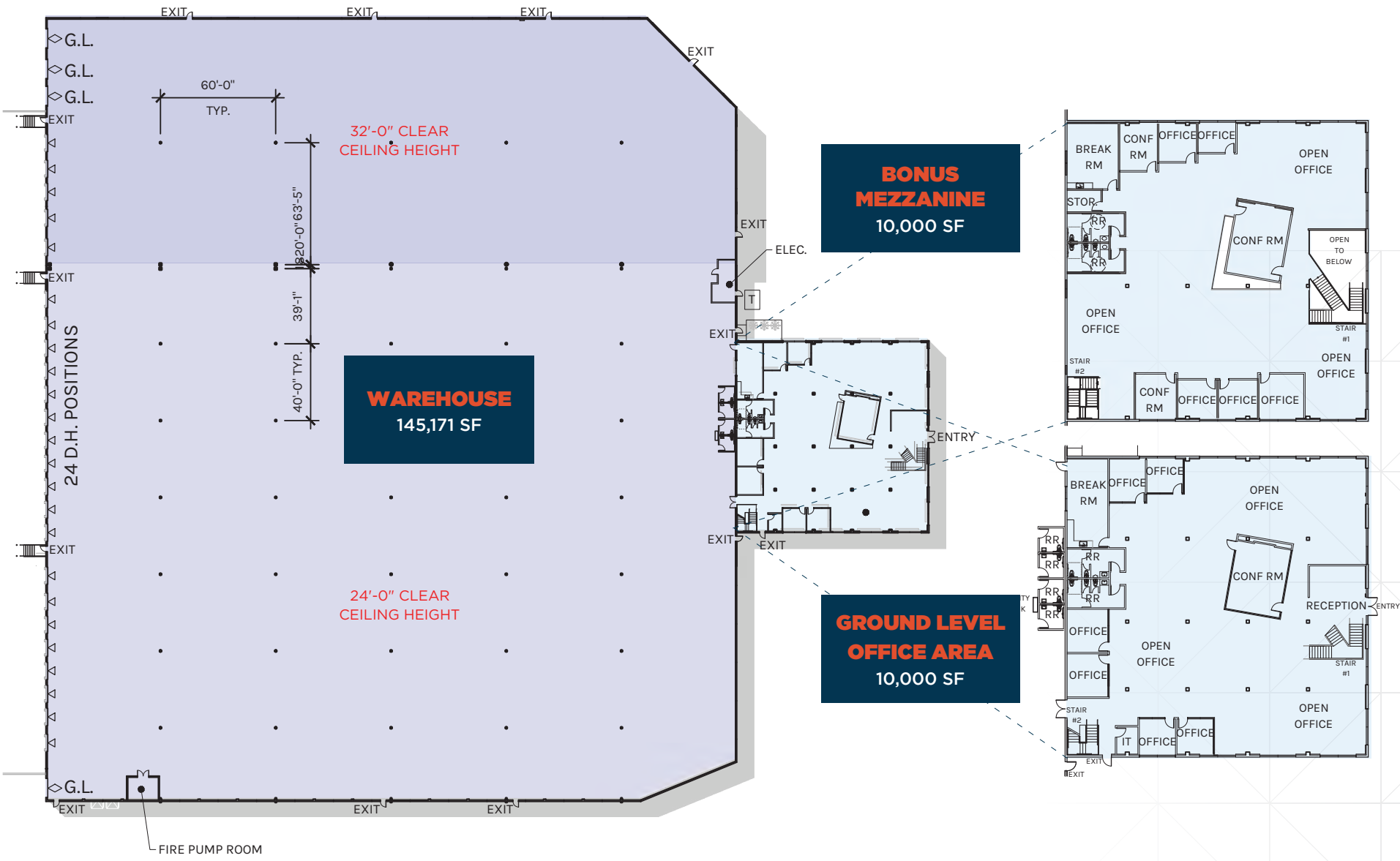
## PROPERTY HIGHLIGHTS

- Exterior Modernization
- New Roof
- New Skylights
- Seismic Upgrade
- New Offices
- New LED Lighting Throughout
- ESFR Sprinkler System
- Private Fenced Secured Yard and Parking
- Large 7.97 Acre Land Parcel
- 10,000 SF Office Area
- 10,000 SF Bonus 2nd Story Office
- 24' Minimum Warehouse Ceiling Clearance (Existing Building)  
32' Minimum Warehouse Ceiling Clearance (New Addition)
- 24 Dock High Truck Positions
- 4 Grade Level Loading Doors
- 2,000 Amps, 277/480 Volt, 3 Phase
- 200 Car Parking Spaces
- Direct Access to 22 Freeway with Freeway Frontage (exposed to 160,000 vehicles a day)

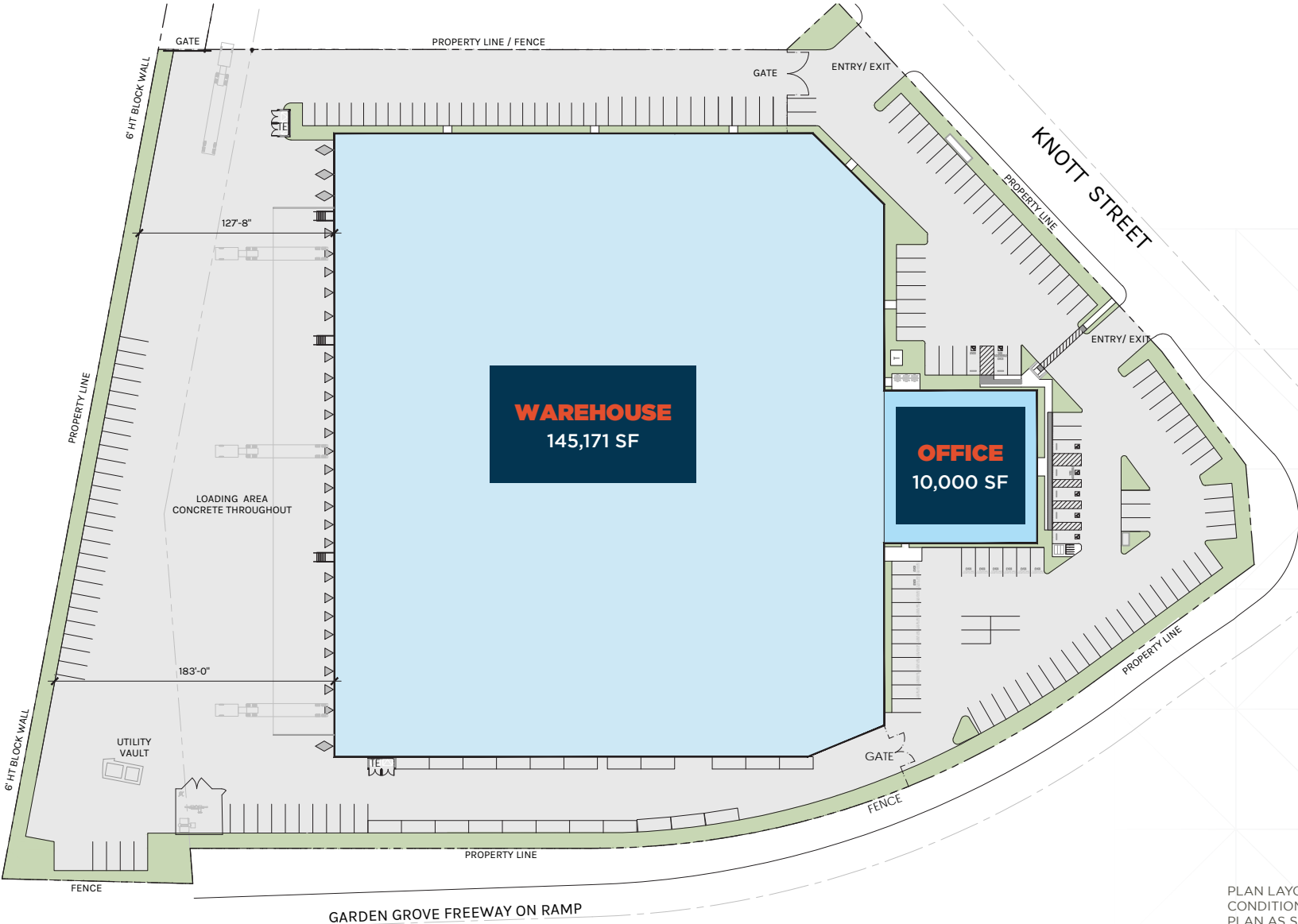








PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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# Rear Rendering / Building Expansion

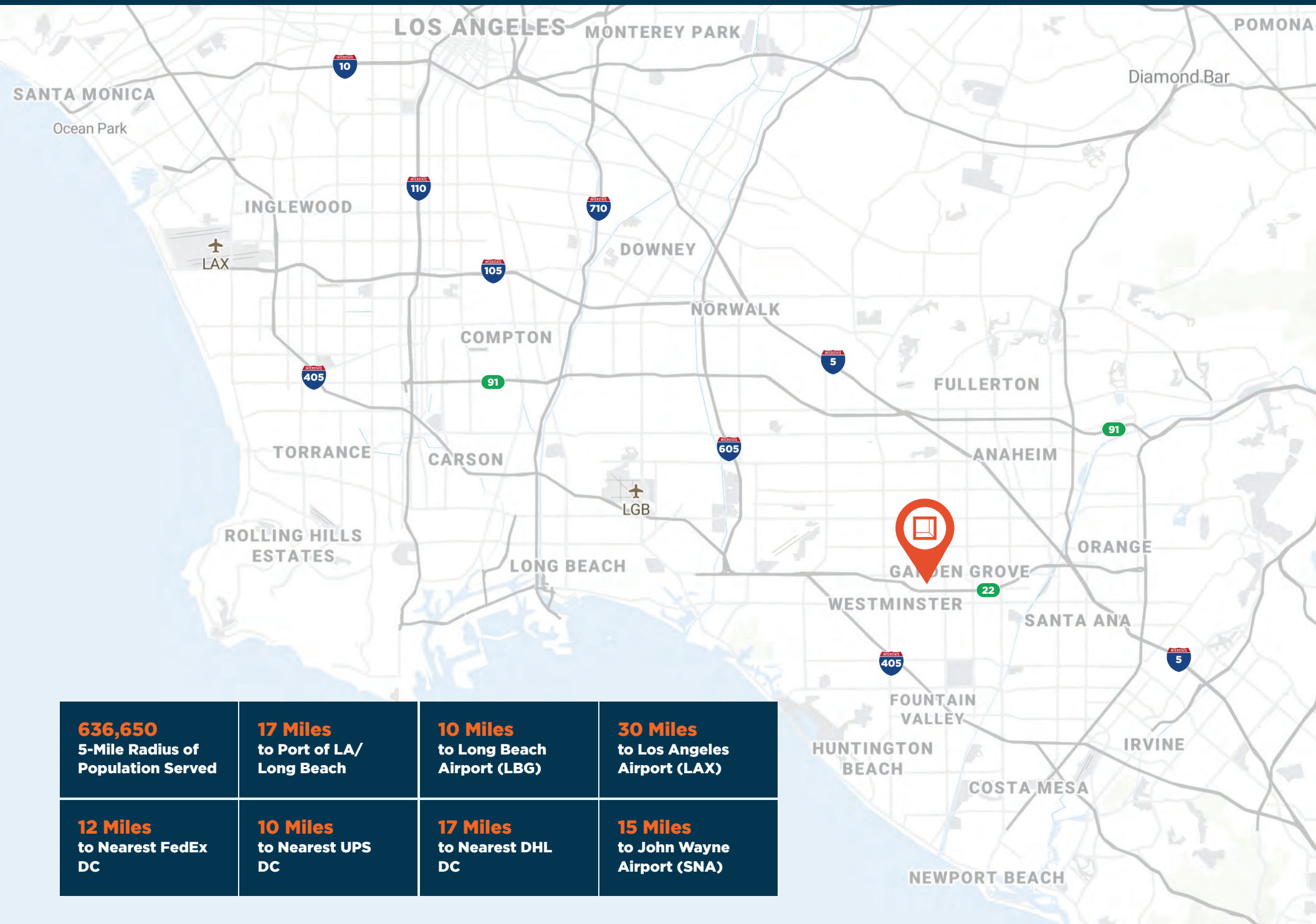
12821 KNOTT STREET





# Property Location

12821 KNOTT STREET



**636,650**  
5-Mile Radius of  
Population Served

**17 Miles**  
to Port of LA/  
Long Beach

**10 Miles**  
to Long Beach  
Airport (LGB)

**30 Miles**  
to Los Angeles  
Airport (LAX)

**12 Miles**  
to Nearest FedEx  
DC

**10 Miles**  
to Nearest UPS  
DC

**17 Miles**  
to Nearest DHL  
DC

**15 Miles**  
to John Wayne  
Airport (SNA)



**Rexford  
Industrial**

## Leasing Contacts

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