



**CORPORATE HQ/WAREHOUSE-DISTRIBUTION**  
FOR LEASE: ±125,773 SF

**12101 WESTERN AVENUE**  
GARDEN GROVE | CA

Owned & Managed By:



**CBRE**



12101 Western Avenue, Garden Grove, CA

# PROPERTY FEATURES



Freestanding  
Building

±125,773

Building SF

±6.24 AC

Land Size

±20,000

2-Story Office SF

1

Grade Level Door

13

Dock High Doors

26'

Minimum Clear  
(at first column)

1,600

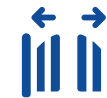
Amps  
Heavy Power Supply  
(Verify)



Fully Sprinklered  
(.52/3,000)

1.5:1,000

Parking Ratio  
(Expandable)



Large  
Fenced Yards



Easy 22, 405 & 605  
Freeway Access



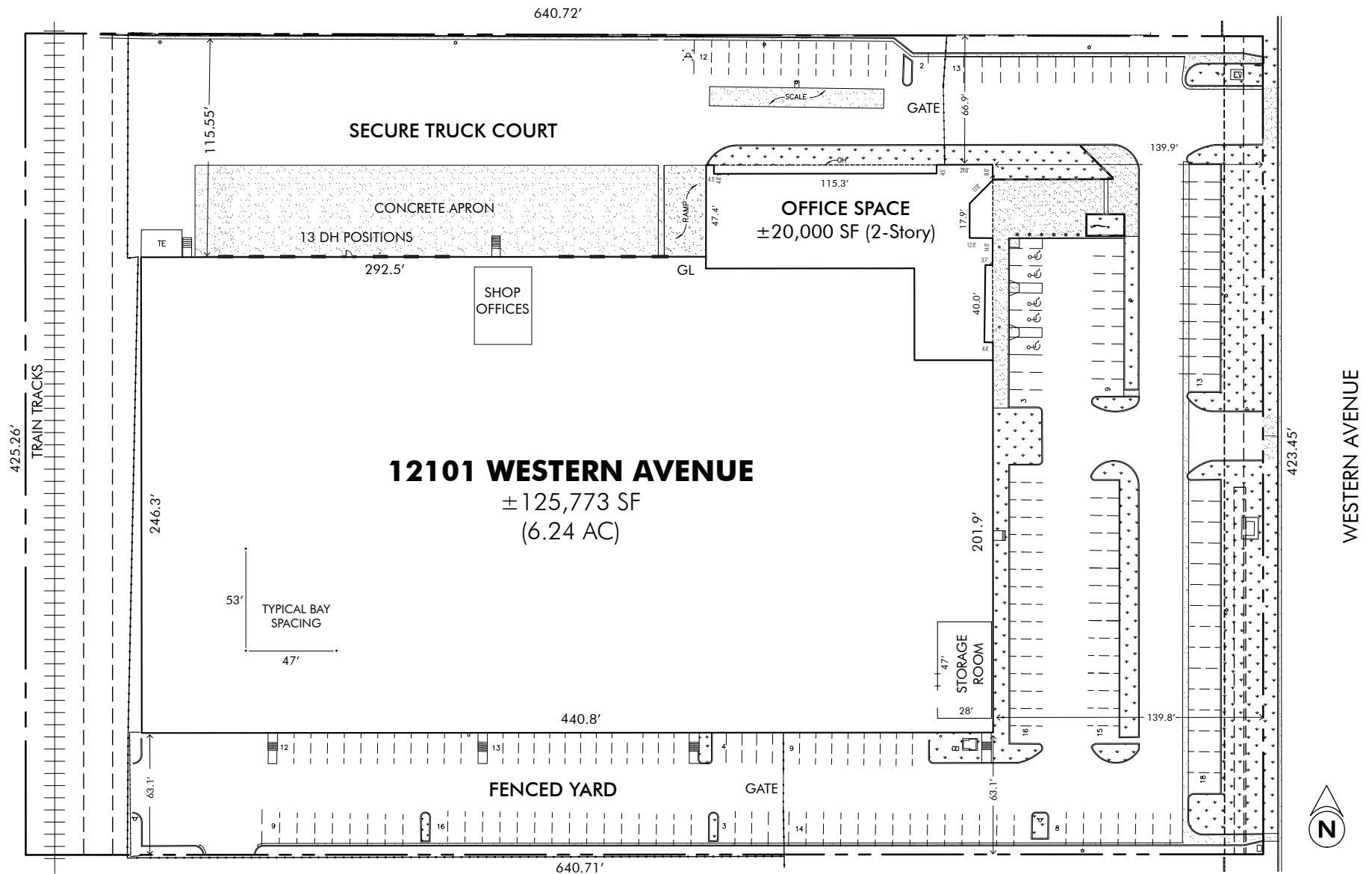
Shop Offices



Skylights

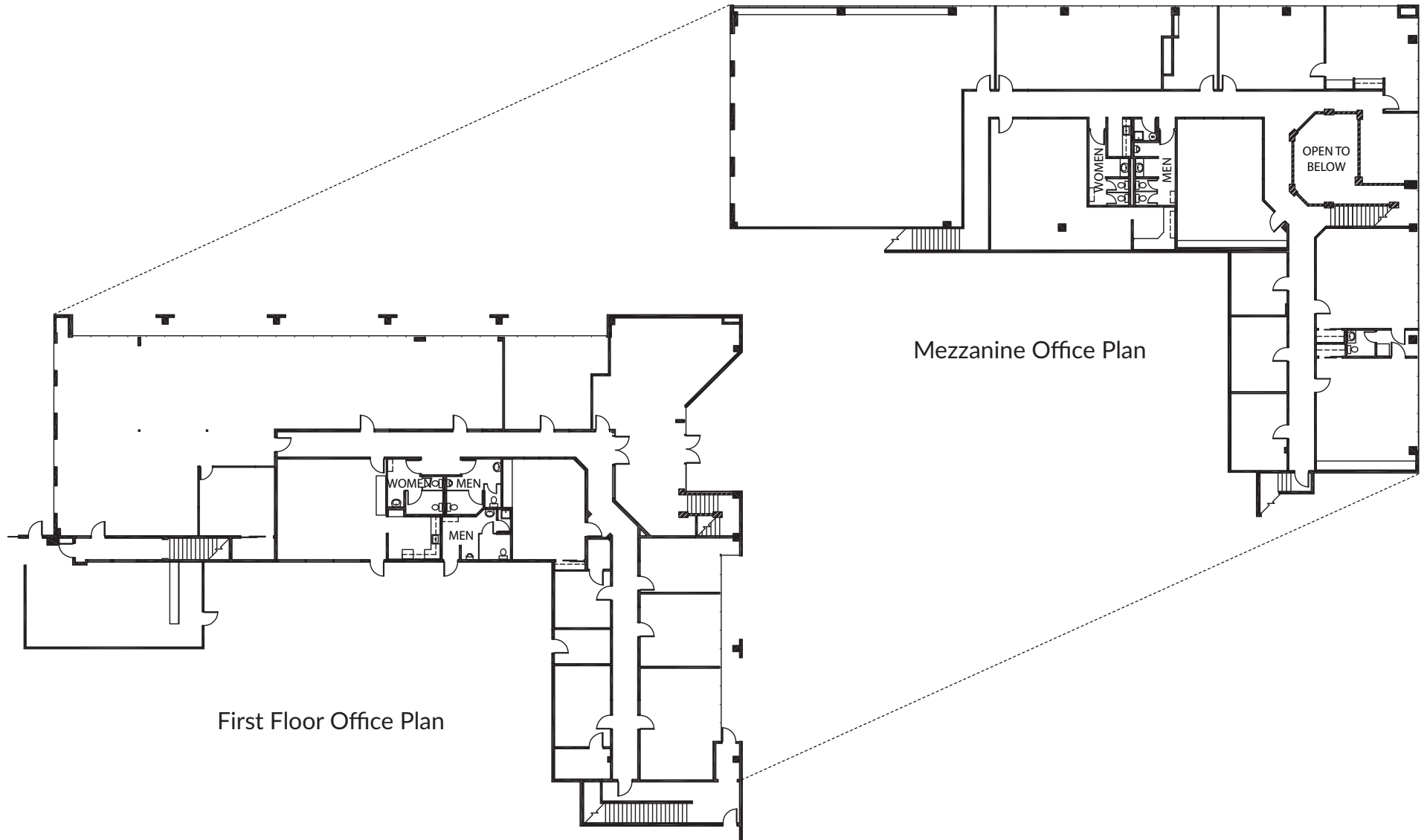
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# SITE PLAN



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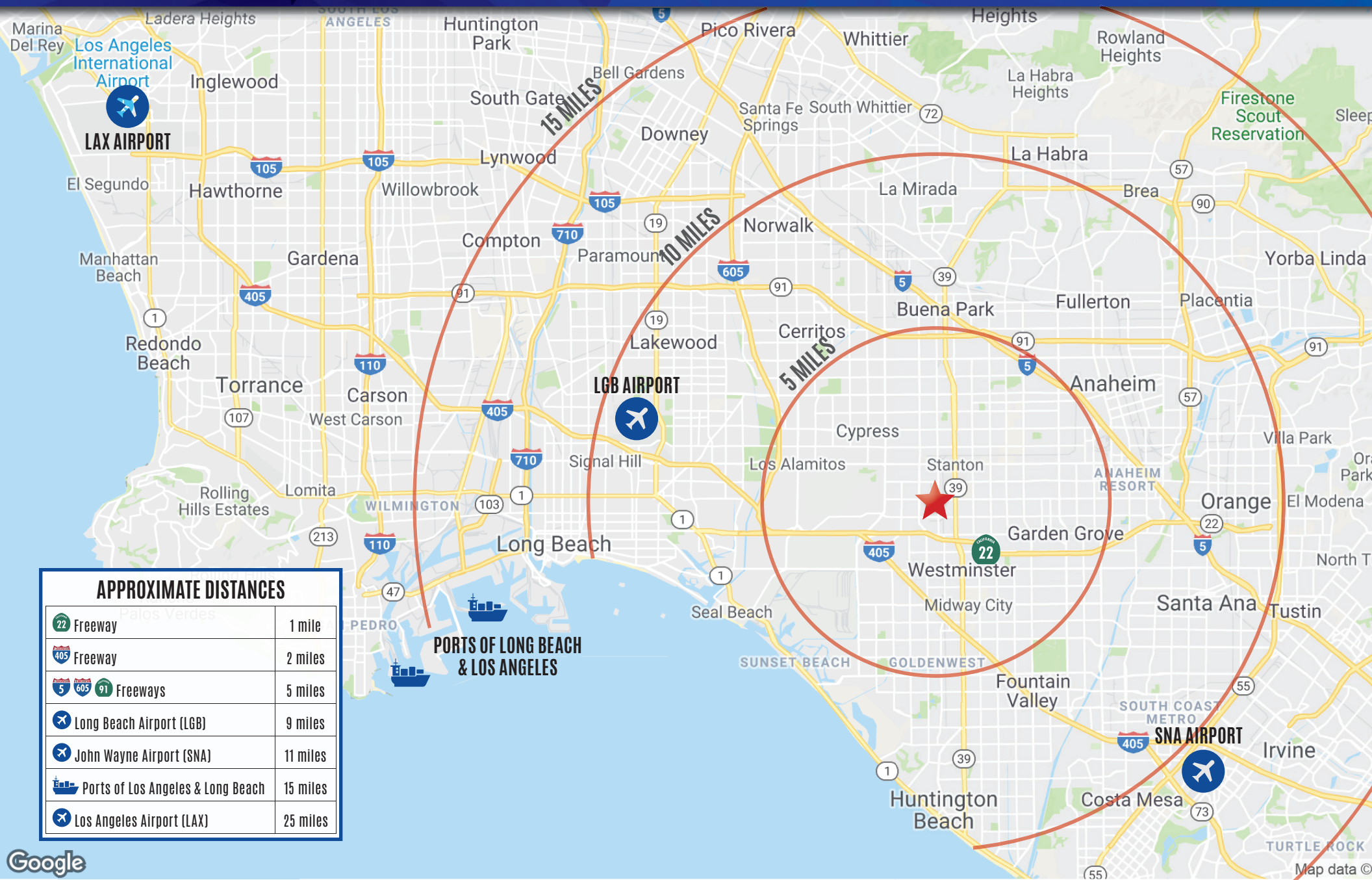
# OFFICE FLOOR PLANS





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# PROXIMITY MAP



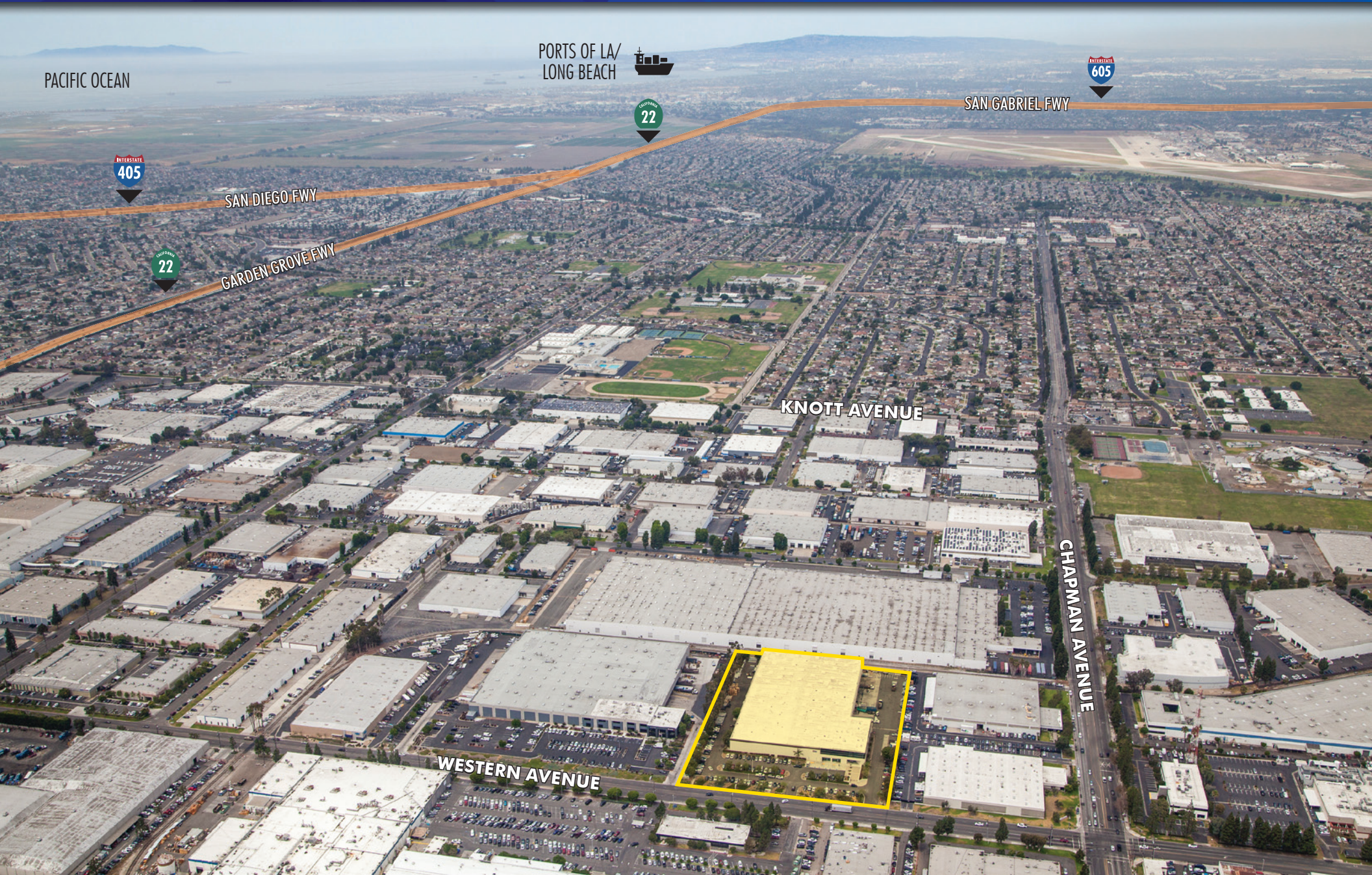
## APPROXIMATE DISTANCES

22 Freeway	1 mile
405 Freeway	2 miles
5  605  91 Freeways	5 miles
Long Beach Airport (LGB)	9 miles
John Wayne Airport (SNA)	11 miles
Ports of Los Angeles & Long Beach	15 miles
Los Angeles Airport (LAX)	25 miles



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# REGIONAL AERIAL MAP



PACIFIC OCEAN

PORTS OF LA/  
LONG BEACH



INTERSTATE  
405

SAN DIEGO FWY

STATE ROUTE  
22

GARDEN GROVE FWY

INTERSTATE  
605

SAN GABRIEL FWY

KNOTT AVENUE

CHAPMAN AVENUE

WESTERN AVENUE



# 12101 WESTERN AVENUE

GARDEN GROVE | CA

**CBRE**



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