

# 12570 Industry Street

GARDEN GROVE | CA



## FOR SALE: USER/INVESTOR

### 38,156 SF FREESTANDING INDUSTRIAL BUILDING

#### PROPERTY HIGHLIGHTS

- 3,500 SF of Newly Remodeled Hi-Image Office
- Large Fenced Yard
- Double Exterior Truckwell
- Two (2) Oversized Ground Level Doors
- 400 Amps, 277/480 Volts (Expandable to 2,000 Amps)
- Divisible (with Income in Place)
- Extensive Distribution of Power & Compressed Air
- Natural Gas Ready
- HD CCTV Security System w/ IR Camera
- Fully Sprinklered (.33/3,000)
- Office & Warehouse Restrooms
- Full Size Kitchen, Conference Room, Showroom or Large Bullpen
- Drought Resistant Landscape
- SoCal Gas CNG Station Next Door
- Cul-de-sac Location with Overflow Street Parking & Semi-Truck Turn-Around
- Convenient Freeway Access (22/405/605)

FOR MORE INFORMATION PLEASE CONTACT:

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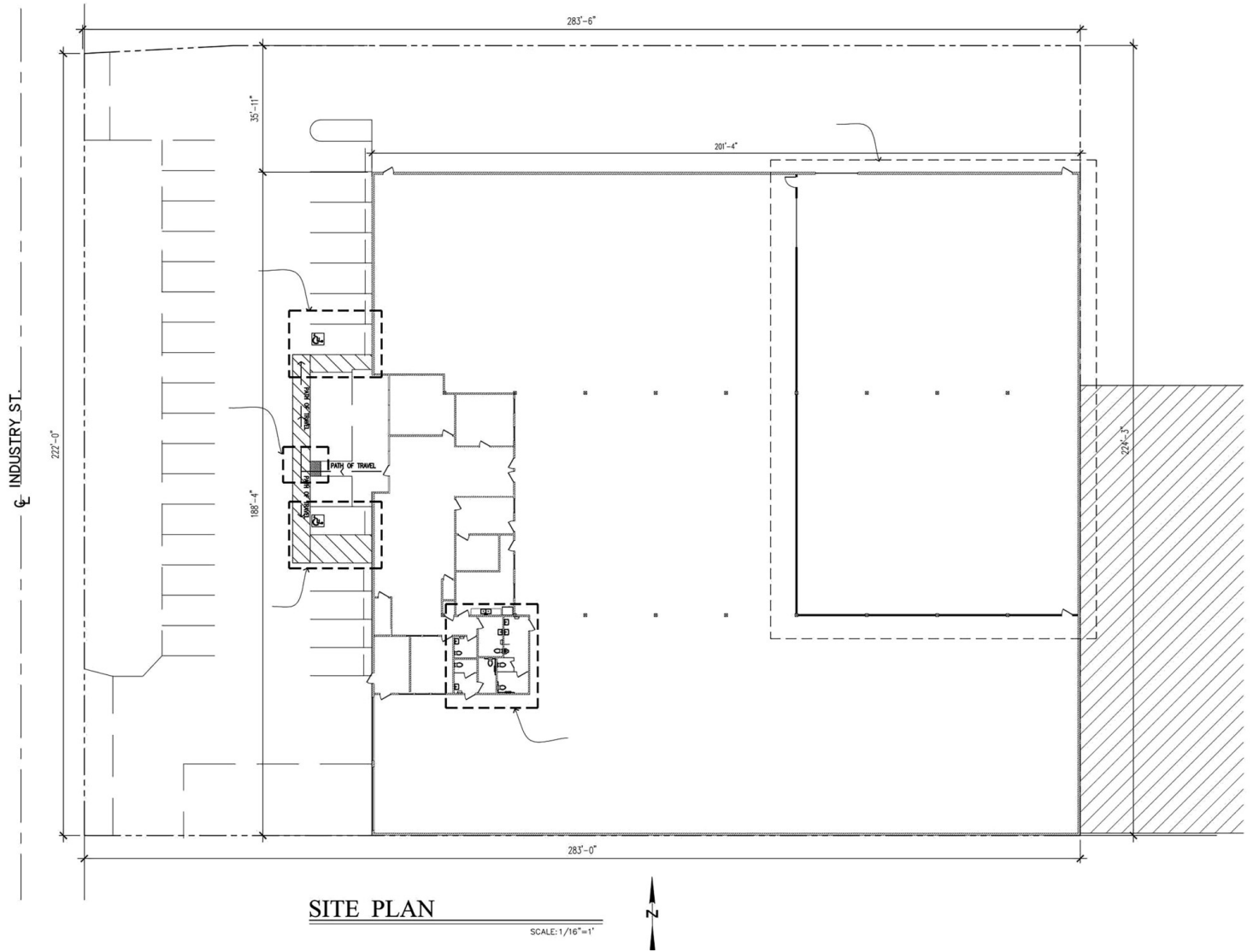


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