



SUBJECT

MONARCH STREET

For Lease

19,989 SF

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

12752 MONARCH STREET, GARDEN GROVE, CA

ORANGE COUNTY

FOR INFORMATION, CONTACT:

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**Major Renovations
in Process:**

- Installation of an Interior Truckwell
- Upgrading Sprinkler System to .60/3,000 GPM



Excellent West Orange County Manufacturing/Distribution Facility

- Excellent West Orange County
- Manufacturing/Distribution Facility
- Approximately 1,392 SF of Renovated Office Area
- 21' Minimum Warehouse Ceiling Clearance
- Fully Fire Sprinklered: .60/3,000 GPM
- Two (2) Ground Level Loading Doors
- One (1) Interior Truckwell
- Approximate 1.0:1,000 S.F. Parking Ratio
- End Cap Unit
- Power Capacity: 200 Amps, 120/240 V, 3 Phase
- Excellent Garden Grove Location with immediate access to the Garden Grove (22) Freeway, providing convenient access throughout Orange County and easy access to Los Angeles County

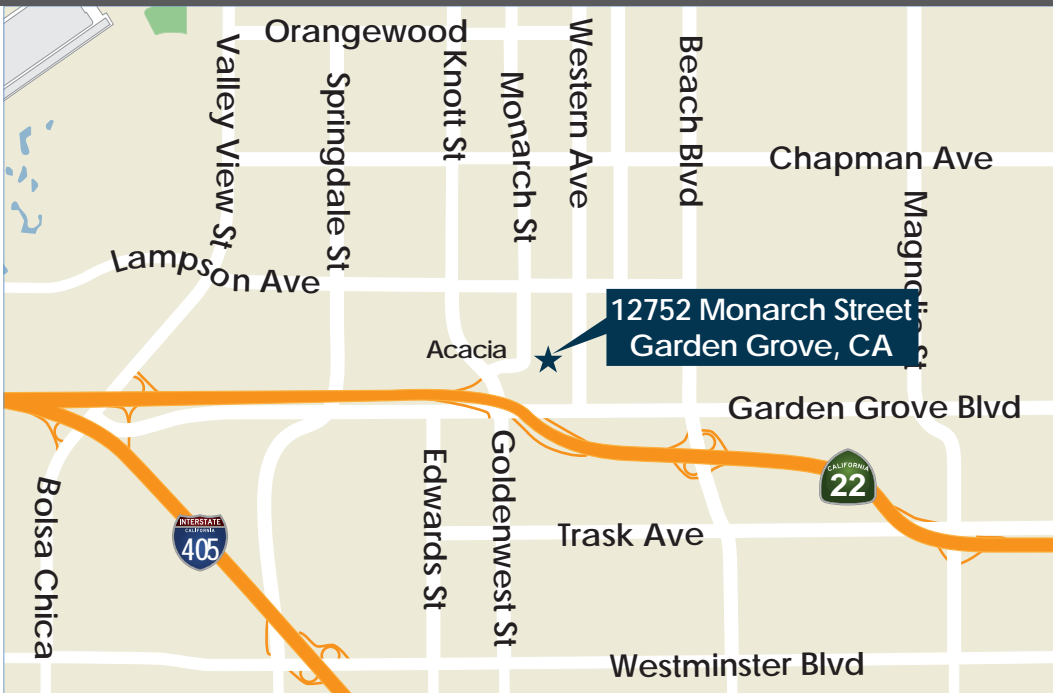


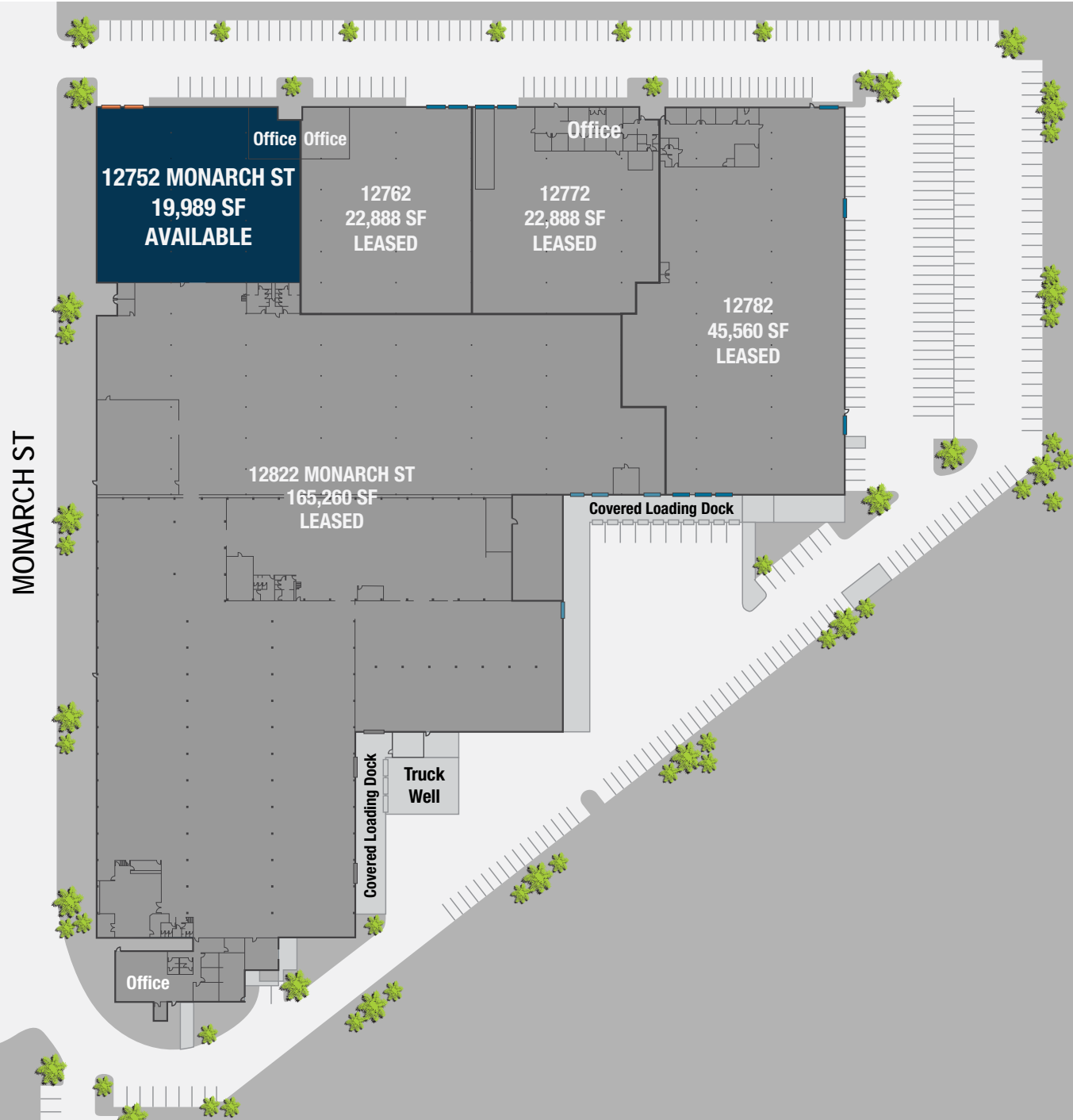
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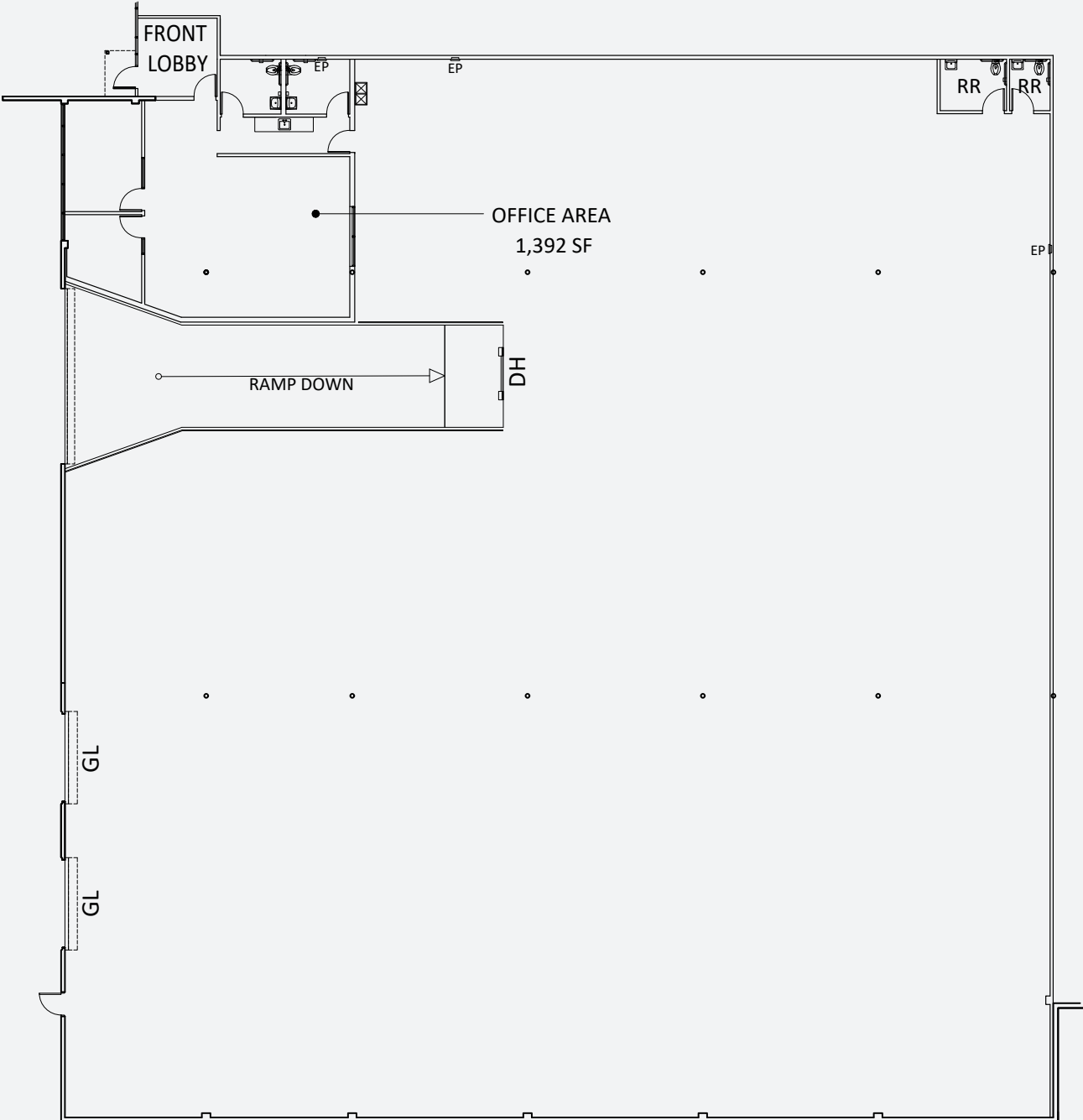
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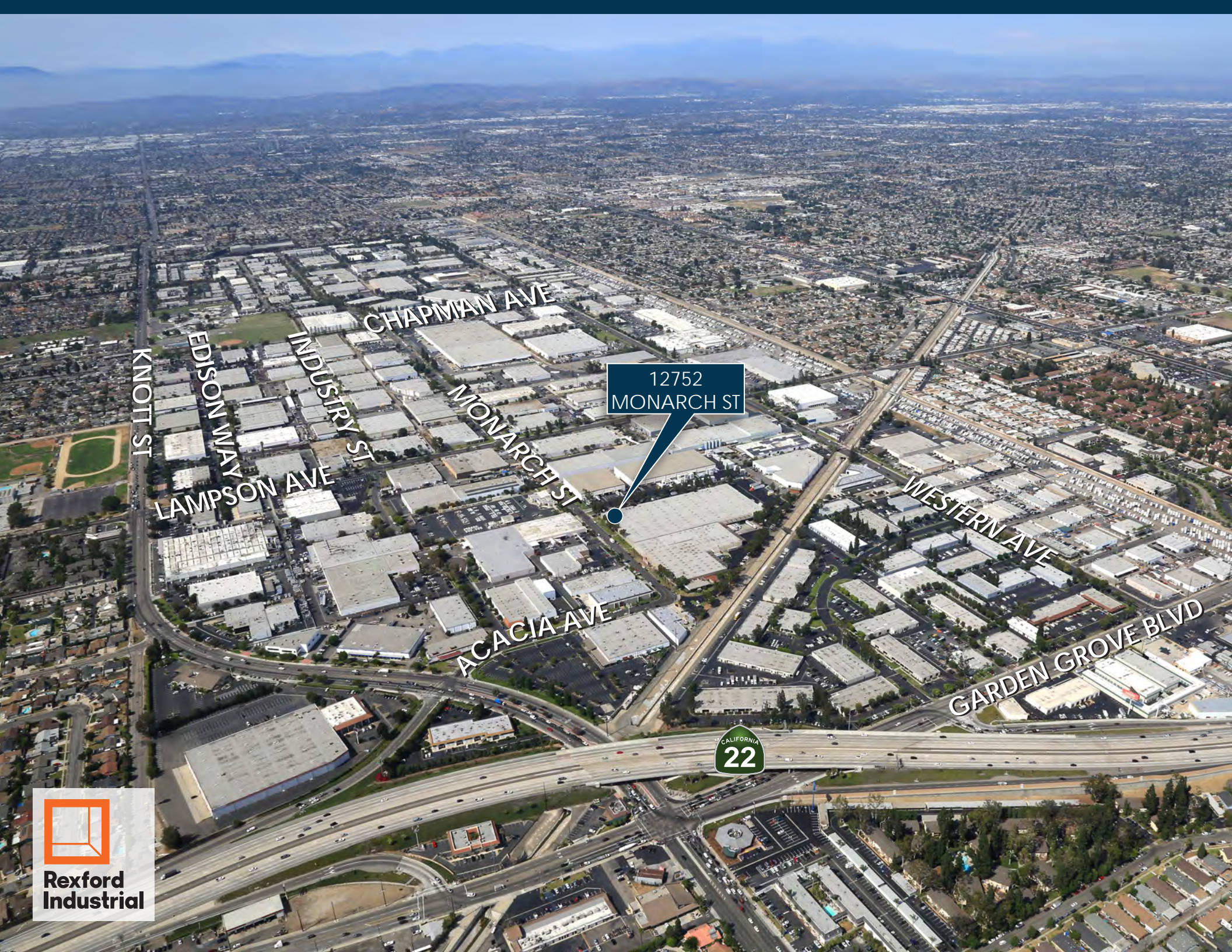
19,989 SF

ORANGE COUNTY









12752
MONARCH ST

KNOTT ST

EDISON WAY

LAMPSON AVE

INDUSTRY ST

CHAPMAN AVE

MONARCH ST

ACACIA AVE

WESTERN AVE

GARDEN GROVE BLVD

CALIFORNIA
22

