

HOOVER BUSINESS PARK



*Image has been digitally modified. The depiction is for visualization purposes only and may not reflect actual property conditions. Original image available upon request.

UNDER NEW OWNERSHIP

12600-12714 HOOVER ST. | STANTON | CA 90680

SEBASTIAN LOZANO
714.935.2303

SHAWN FROME
714.935.2321

MIKE BOUMA, SIOR
714.935.2340

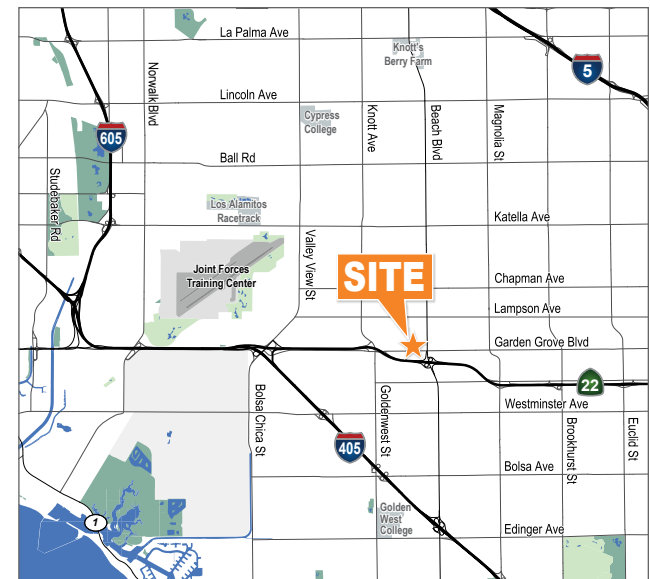
PAUL CAPUTO
714.935.2332

VOIT REAL ESTATE SERVICES
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com



PROPERTY FEATURES

- High Image Business Park
- Ten (10) Multi-Tenant Industrial/Office Buildings
- Totaling ±157,400 Square Feet
- Units Range from ±500 to ±8,275 SF
- Over Standard Parking: 3.7:1,000 Parking Ratio
- Ground Level Loading
- Major Garden Grove Blvd. Street Frontage
- Excellent Access to the 22, 405, & 605 Freeways

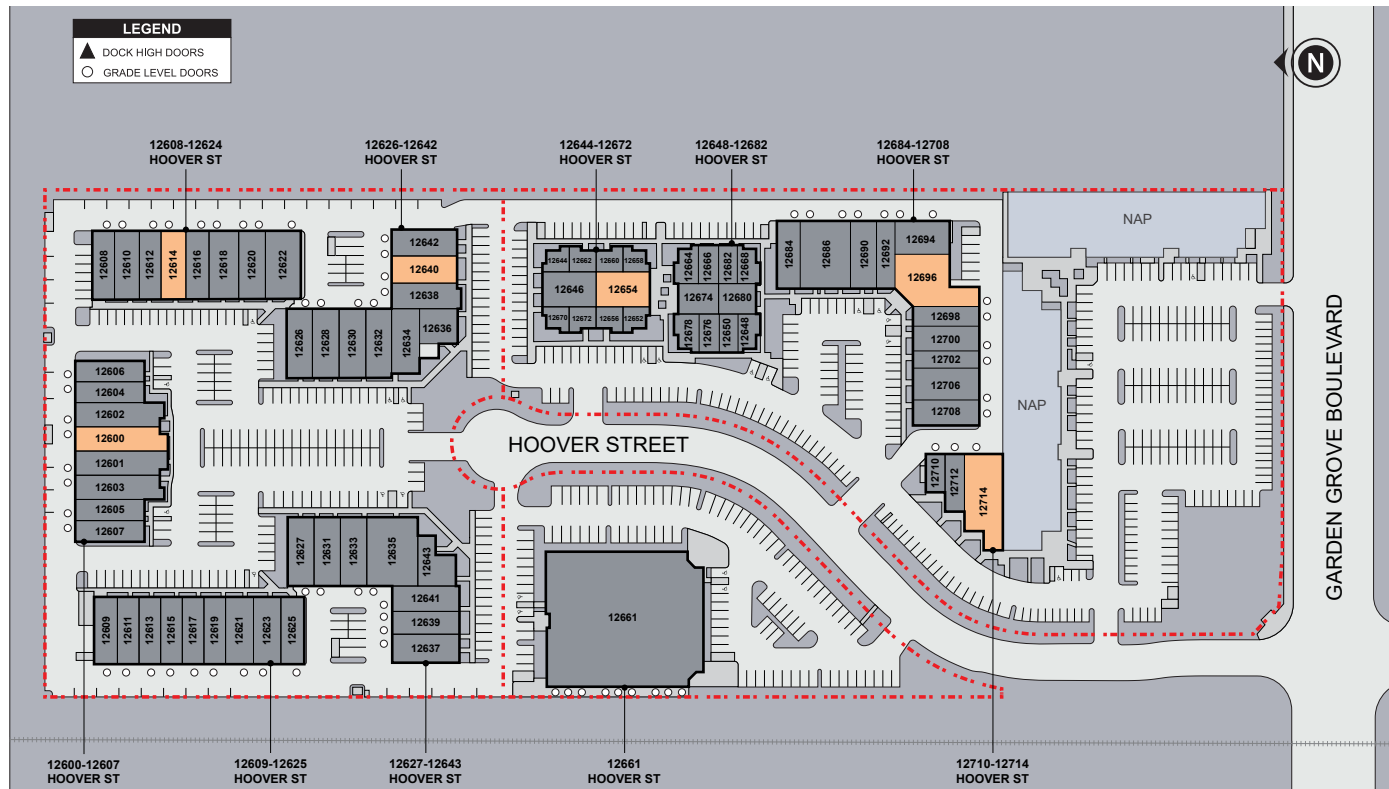


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Voit Real Estate Services, DRE License #01991785.

HOOVER BUSINESS PARK

SITE PLAN

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

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AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
12654	±521	±521	\$2.05	Office Suite: Reception, 2 Private Offices, Restroom
12640	±1,540	±291	\$1.91	Industrial Suite: Reception/Open Office, Ample Warehouse, 1 Restroom
12614	±1,680		\$1.91	Industrial Suite: Reception, 1 Private Office, 1 Restroom, Warehouse, Ground Level Door
12696	±2,728		\$1.81	Industrial Suite: Reception, 1 Private Office, Restroom, Warehouse, Ground Level Door
12600	±3,394		\$1.81	Flex Suite: Open Floor Plan, Warehouse, Ground Level Door
12714	±3,600		\$1.81	Flex Suite:

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FOR MORE INFORMATION

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HOOVER BUSINESS PARK

Bldg. 12627-12643

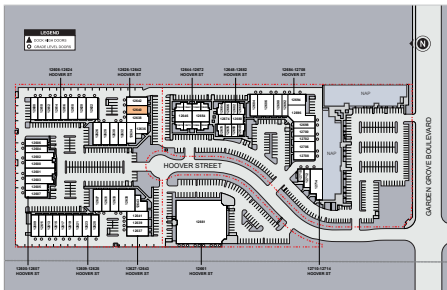
STE 12640

SUITE DATA:

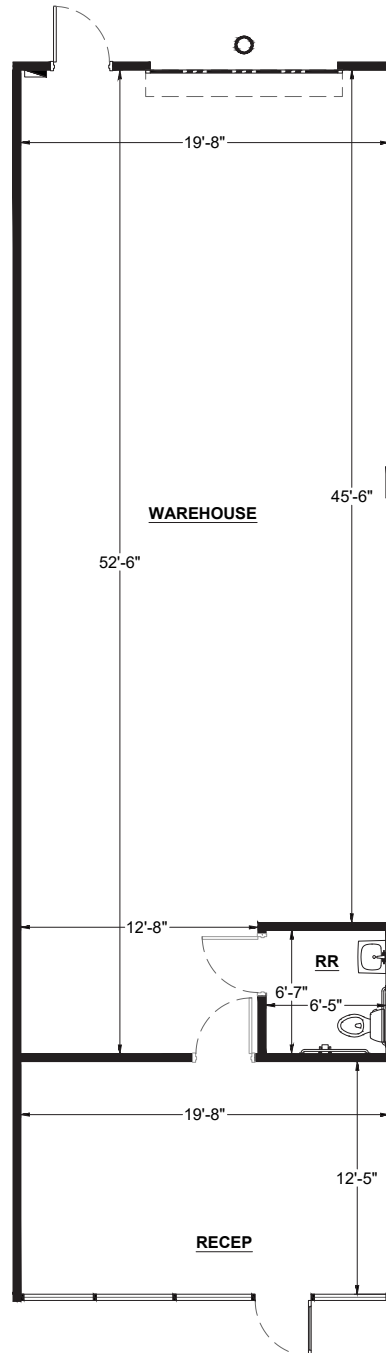
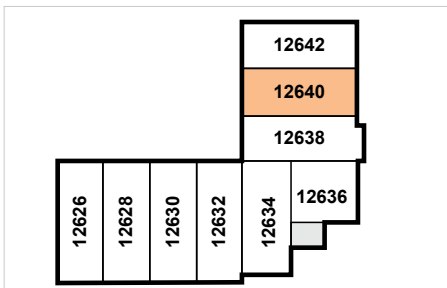
OFFICE AREA ±291 SF
WAREHOUSE AREA ±1,249 SF
TOTAL SUITE AREA ±1,540 SF

CLEAR HEIGHT 14'-0"
○ GRADE LEVEL DOORS 1
▲ DOCK HIGH DOORS 0

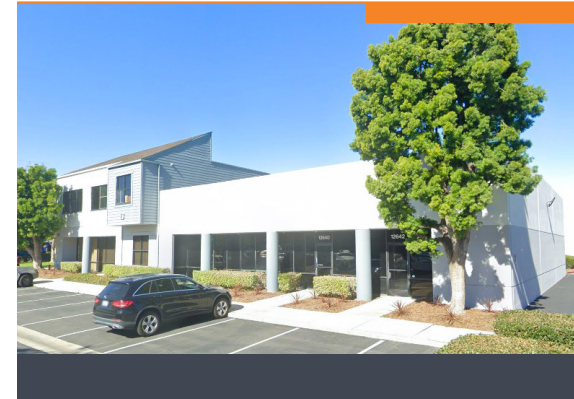
SITE KEY PLAN:



BUILDING KEY PLAN:



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AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

- Dining & Retail
- Shipping & Logistics
- Big-Box Convenience Stores
- Hotels & Banking

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