

FOR LEASE | ± 12,795 SF

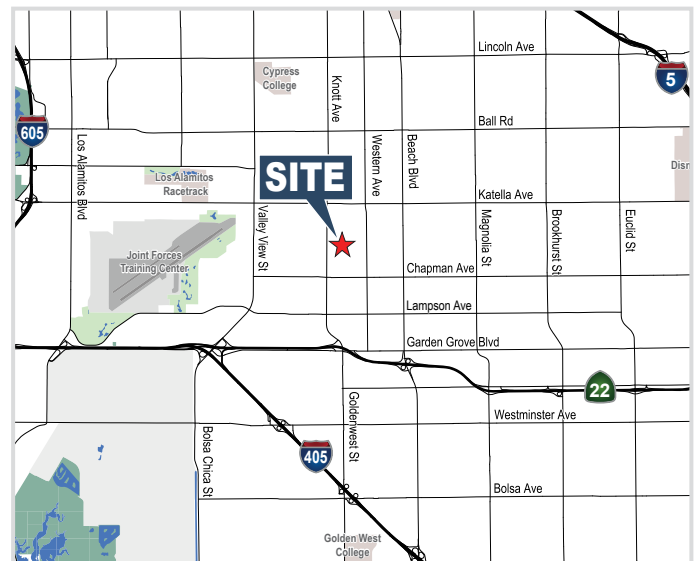
Freestanding Industrial Building

11450 Markon Drive, Garden Grove, CA



PROPERTY FEATURES

- Freestanding Building
- ± 4,400 SF Office Area
- Drive-Around Facility / Possible Fenced Yard
- 3.1:1,000 Parking Ratio (39 Spaces)
- Four (4) Ground Level Doors
- ± 20' Minimum Warehouse Clearance
- 400 Amps, 120/208 Volt Power
- Excellent Access to 22 and 405 Freeways
- Asking Rate of \$1.10/SF NNN with Additional \$0.17/SF Net Charges



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The site plan illustrates the layout of the Markon Center. The building is a large, irregular structure with several wings. A central core contains four rooms labeled 'RR' (restrooms) and a staircase. The building is surrounded by a parking lot with numerous spaces. Landscaping includes several trees and shrubs, particularly along the left and bottom edges. A dashed line indicates the location of 'MARKON DR' to the left of the building. The plan also shows various outdoor areas, including a paved walkway and a small paved area near the bottom right corner.

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AERIAL



WAREHOUSE



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