

FOR LEASE | ± 11,735 SF

Rare Small Industrial Building with Truckwell and Yard

14241 Commerce Drive, Garden Grove, CA



PROPERTY FEATURES

- Freestanding Industrial Building
- Approximately ± 1,650 SF Office Area
- ± 18' Warehouse Clearance Height
- 2,000 Amps, 277/480V (*Please Verify*)
- 2:1000 Parking Ratio (22 Parking Stalls)
- One (1) Ground Level Loading Door
- One (1) Truckwell Loading Door
- Excellent Freeway Access to the 405 & 22 Freeways
- Lease Rate: \$1.50 N with \$0.16 Nets



PAUL CAPUTO, MBA

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Voit
REAL ESTATE SERVICES

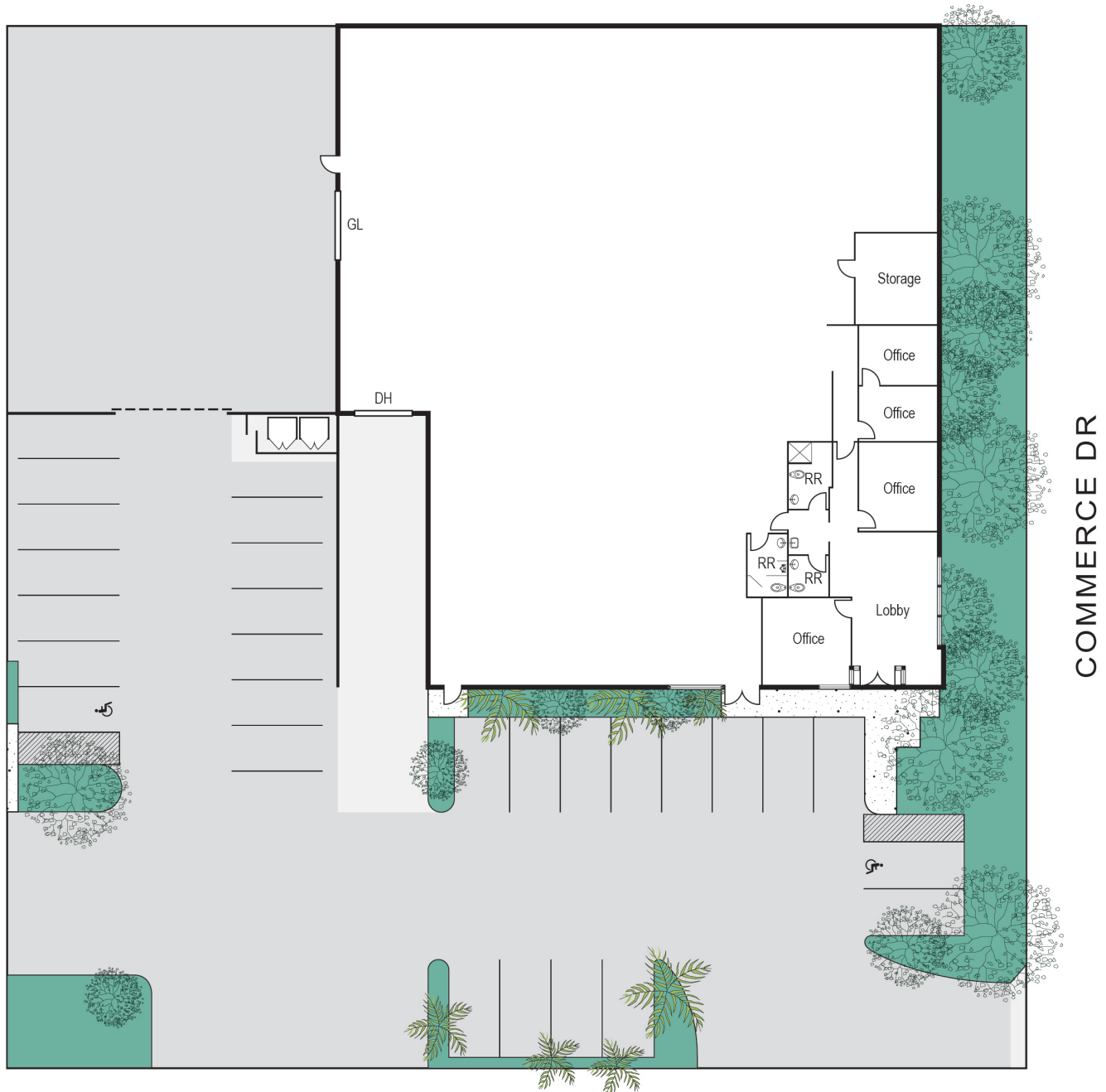
BC
BOUMA CAPUTO

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SITE PLAN



*Plan not to scale

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