JUST LISTED



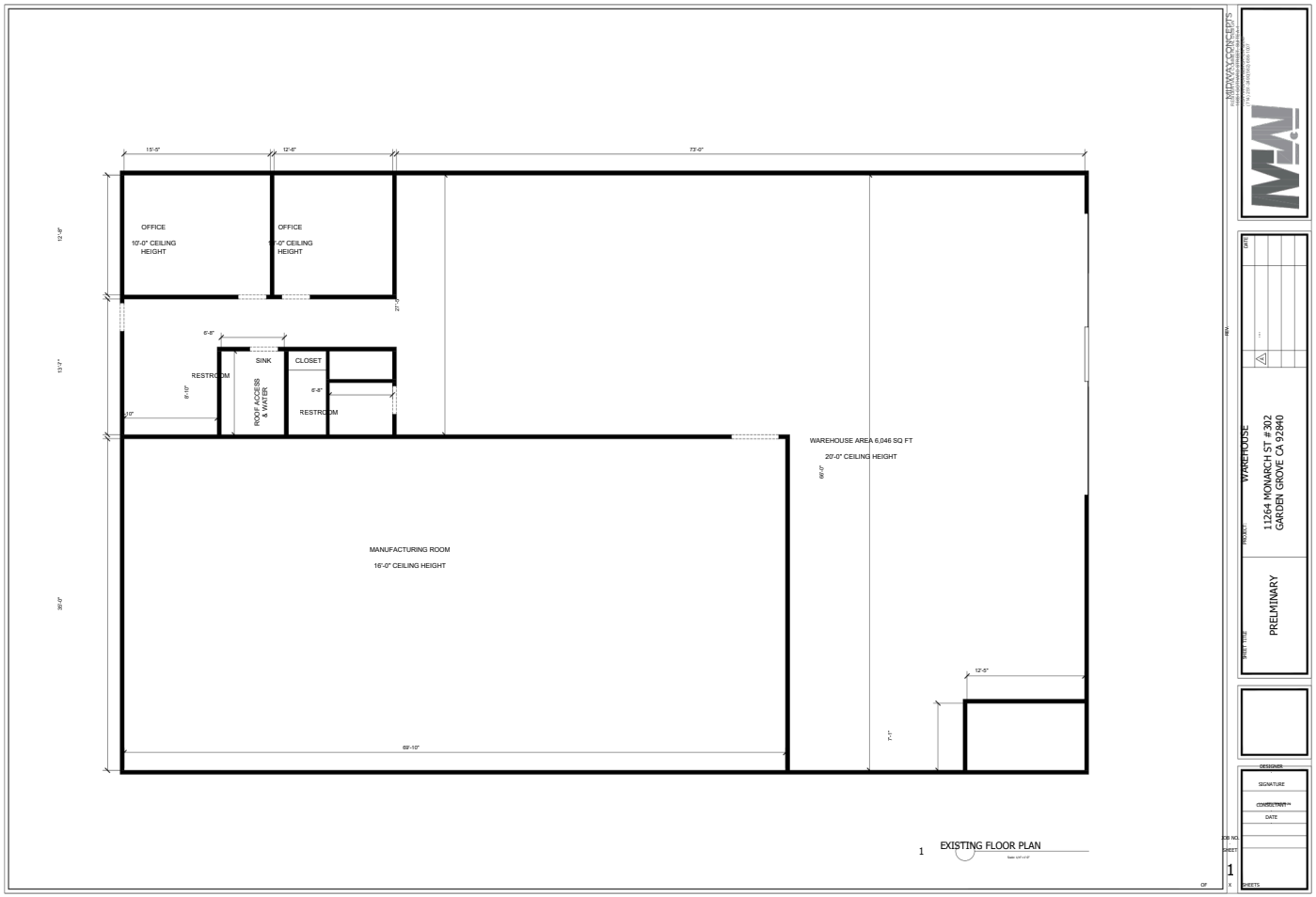
11264 MONARCH ST #302/B, GARDEN GROVE, CA 92841





PROPERTY OVERVIEW

This industrial property offers a functional and accessible location in Garden Grove, positioned within a well-established business corridor in Orange County. 11264 Monarch Street, Unit 302 total sqft. is 6,868. Of that, 822 sqft. consists of two office spaces. There are also two separate restrooms, a sink & closet/storage space. The remaining 6,046 sqft is warehouse spaces that are divided into two separate spaces. The enclosed manufacturing/show room ceiling height is approximately 16 ft high & the warehouse space ceiling height is approximately 20 ft. high with two 12X12 ground level roll-up doors. The building has two electrical panel. One is a Murray 3-phase Indoor Load Center 225 amp & the other is an RSE-SIERR 400 Amp. There are also 3 separate thermostats for A/C & Heating. The property benefits from industrial zoning and is surrounded by a diverse mix of tenants that are specialty manufacturing & distribution centers that are all well maintained. This property is well-suited for companies seeking a functional industrial space in a central Orange County location. The monthly association dues of $1,214 cover a variety of things, including irrigation water, common area electricity, fire sprinklers, monitoring, trash, backflows, landscaping, tree trimming, parking lot sweeping, window washing etc.







BUILDING DETAILS

SPACE

- 6,868 SF Total
- 822 SF Office
- 6,046 SF Warehouse

WAREHOUSE

- ±16' Showroom Ceiling
- ±20' Warehouse Ceiling
- Two 12' × 12' Roll-Up Doors

POWER & HVAC

- Two Electrical Panels
- Murray 3-Phase, 225 Amp
- RSE-SIERR 400 Amp
- Three Thermostats
- A/C & Heating

ASSOCIATION — $1,214/MO

- Irrigation water
- Common-area electricity
- Fire sprinklers
- Monitoring
- Trash
- Landscaping
- Parking lot sweeping
- Window washing



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PRICE $3,195,000

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