

FOR SUBLEASE (DIRECT DEAL POSSIBLE) | ± 12,044 SF

Industrial Building with Large Yard

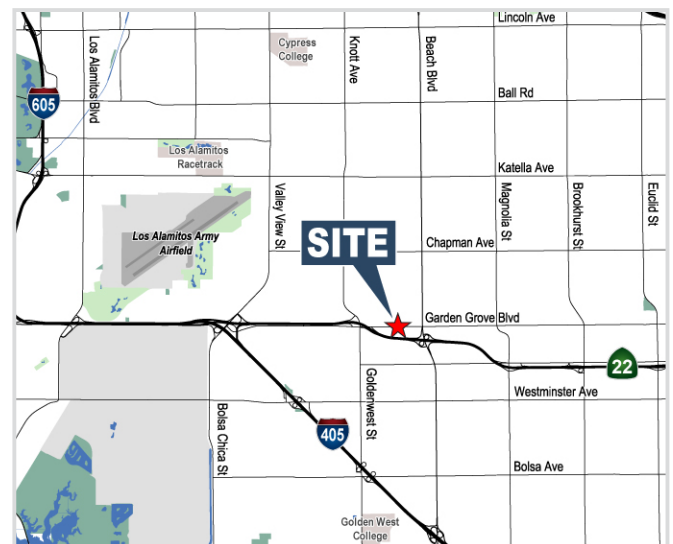
7494 Garden Grove Blvd., Westminster, CA



DO NOT DISTURB TENANT

BUILDING FEATURES

- Huge Yard - Fenced, Secured
- Freeway Identity, Immediate Access to 22 Freeway
- ± 60 Parking Spaces (Verify)
- Newly Renovated
- ± 1,500 SF of Office Space
- Flexible Zoning - (CM) Commercial Industrial
- Three (3) Ground Level Doors
- 16' ft Clearance (Verify)
- Heavy Power 600 Amps, 480 Volt, 3 Phase 4 Wire (Verify)
- Pole Signage with Freeway Visibility Possible
- Showroom Possible
- Lease Expiration - October 31, 2025
- Direct Deal Possible



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GARDEN GROVE BLVD

