

# GROVE22 INDUSTRIAL

7211-7215 GARDEN GROVE BLVD. • GARDEN GROVE, CA 92841



- Industrial property with strong frontage along Garden Grove Boulevard
- Warehouse suites with grade-level loading and office components
- Convenient access to the 22 and 405 freeways

## Property Summary

|               |                |
|---------------|----------------|
| AVAILABLE SF  | 1,156-2,250 SF |
| BUILDING SIZE | 208,127 SF     |
| RENOVATED     | 2022           |
| MARKET        | Orange County  |

**For more information, please contact:**

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| LEGEND |                   |
|--------|-------------------|
| ▲      | DOCK HIGH DOORS   |
| ○      | GRADE LEVEL DOORS |



■ AVAILABLE ■ OCCUPIED

## Current Availabilities

| BUILDING | SUITE  | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|--------|------------|-------------|----------|------|----------|----|----|
| B        | 7211A  | 2,250      | 665         | 29       | IND  | 1        | 0  |    |
| B        | 7211D  | 2,250      | 972         | 43       | IND  | 1        | 0  |    |
| C        | 7221F  | 2,000      | 346         | 17       | IND  | 1        | 0  |    |
| C        | 7221K  | 2,000      | 513         | 26       | IND  | 1        | 0  |    |
| F        | 7245KL | 2,000      | 2,000       | 100      | OFF  | 0        | 0  |    |
| G        | 7251D  | 2,000      | 346         | 17       | IND  | 1        | 0  |    |
| H        | 7261A  | 1,600      | 783         | 49       | IND  | 1        | 0  |    |
| I        | 7271C  | 1,156      | 1,156       | 100      | IND  | 0        | 0  |    |
| K        | 7291E  | 1,400      | 418         | 30       | IND  | 1        | 0  |    |



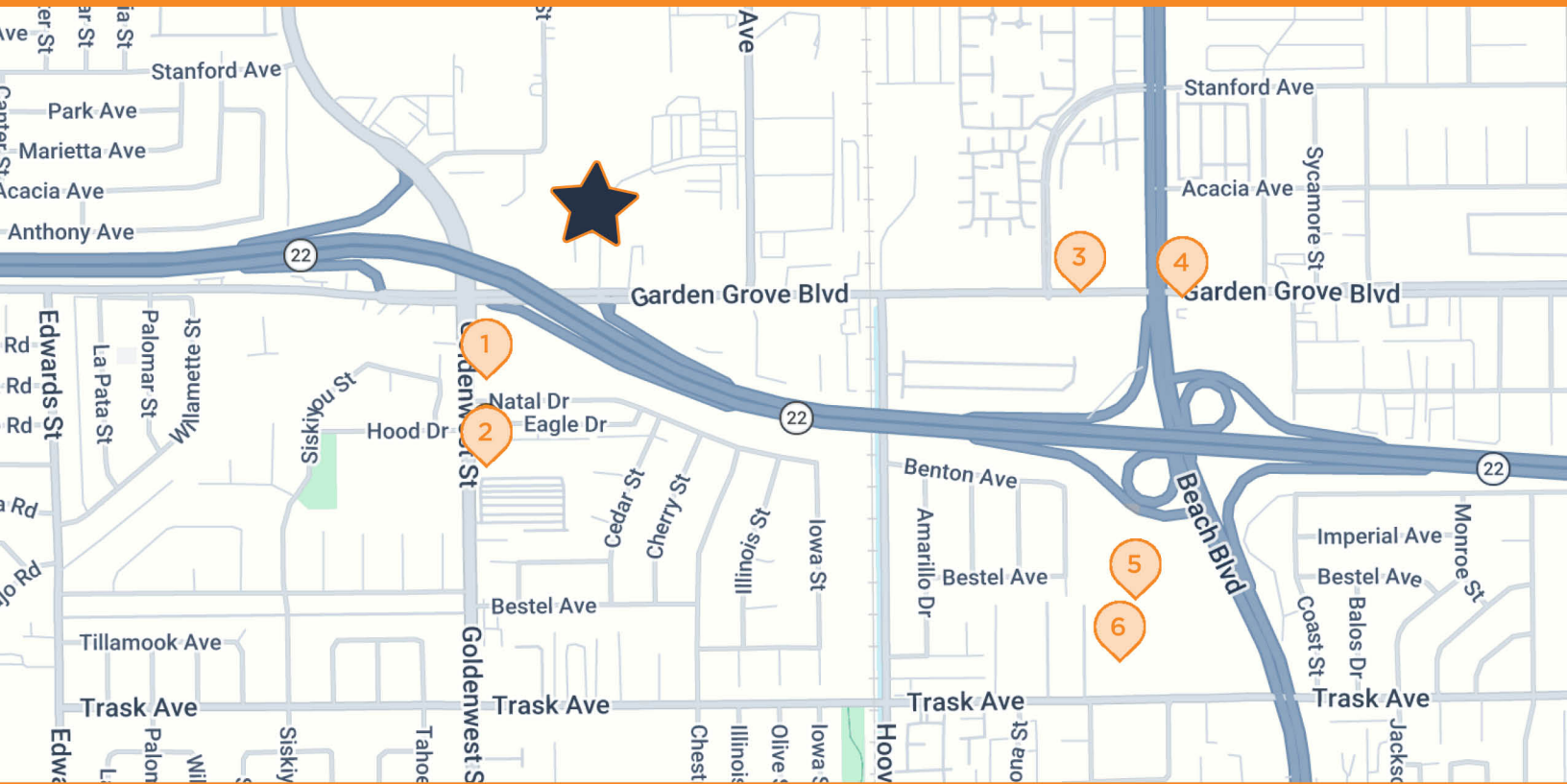
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## GARDEN GROVE INDUSTRIAL PARK

7211-7215 Garden Grove Blvd., Garden Grove, CA 92841

- |          |                                                                  |          |                                                     |
|----------|------------------------------------------------------------------|----------|-----------------------------------------------------|
| <b>1</b> | <b>MOTEL 6</b><br>13100 Goldenwest St, Westminster, CA           | <b>4</b> | <b>STARBUCKS</b><br>12950 Beach Blvd, Stanton, CA   |
| <b>2</b> | <b>ARCO</b><br>13142 Goldenwest St, Westminster, CA              | <b>5</b> | <b>COSTCO</b><br>13225 Beach Blvd, Westminster, CA  |
| <b>3</b> | <b>THE UPS STORE</b><br>7927 Garden Grove Blvd, Garden Grove, CA | <b>6</b> | <b>WALMART</b><br>13331 Beach Blvd, Westminster, CA |