# FOR LEASE | ± 12,795 SF

Industrial / Flex Office / R&D Building 11450 Markon Drive, Garden Grove, CA



### **PROPERTY FEATURES**

- · Freestanding Building
- ± 11,700 SF Office Area
- Owner May Demo Offices To-Suit
- · Drive-Around Facility / Possible Fenced Yard
- 3.1:1,000 Parking Ratio (39 Spaces)
- Three (3) Ground Level Doors (Expandable to 4)
- ± 20' Minimum Warehouse Clearance
- 400 Amps, 120/208 Volt Power
- Excellent Access to 22 and 405 Freeways



### MIKE BOUMA, SIOR

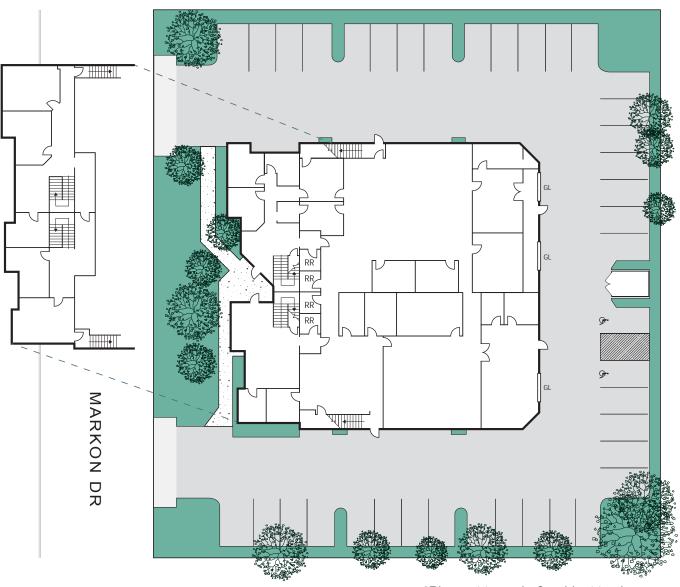
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## **EXISTING FLOOR / SITE PLAN**



\*Plan not to scale & subject to change

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### PAUL CAPUTO, MBA

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### CONCEPTUAL FLOOR PLANS - GROUND FLOOR (OWNER MAY DEMO OFFICES TO-SUIT)



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### AERIAL



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