

# FOR LEASE | ± 12,795 SF

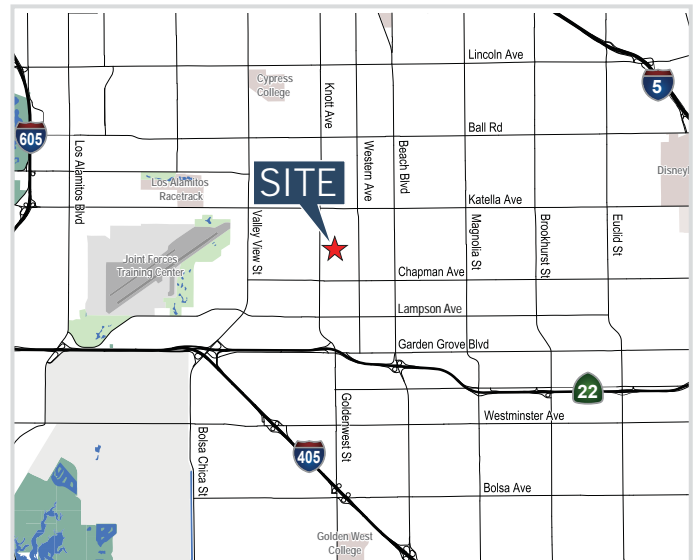
## Industrial / Flex Office / R&D Building

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**  
Senior Vice President  
714.935.2340  
mbouma@voitco.com  
Lic. #01070753

**PAUL CAPUTO, MBA**  
Senior Vice President  
714.935.2332  
pcaputo@voitco.com  
Lic. #01196935

**Voit**  
REAL ESTATE SERVICES

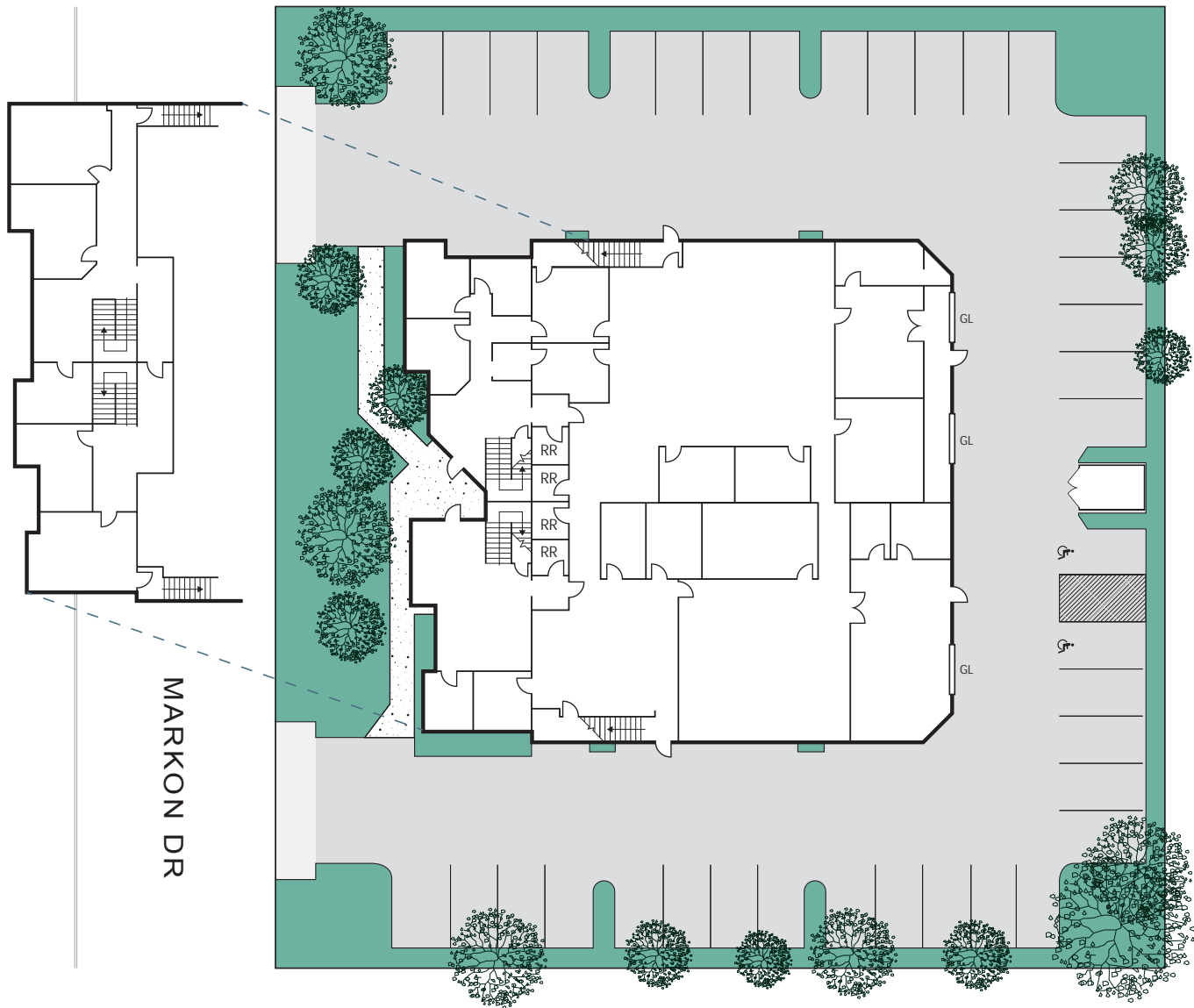
**BOUMA • CAPUTO**  
for Success in Commercial Real Estate

# FOR LEASE | ± 12,795 SF

Industrial / Flex Office / R&D Building

11450 Markon Drive, Garden Grove, CA

## EXISTING FLOOR / SITE PLAN



\*Plan not to scale & subject to change

**MIKE BOUMA, SIOR**  
Senior Vice President  
714.935.2340  
mbouma@voitco.com  
Lic. #01070753

**PAUL CAPUTO, MBA**  
Senior Vice President  
714.935.2332  
pcaputo@voitco.com  
Lic. #01196935

**Voit**  
REAL ESTATE SERVICES

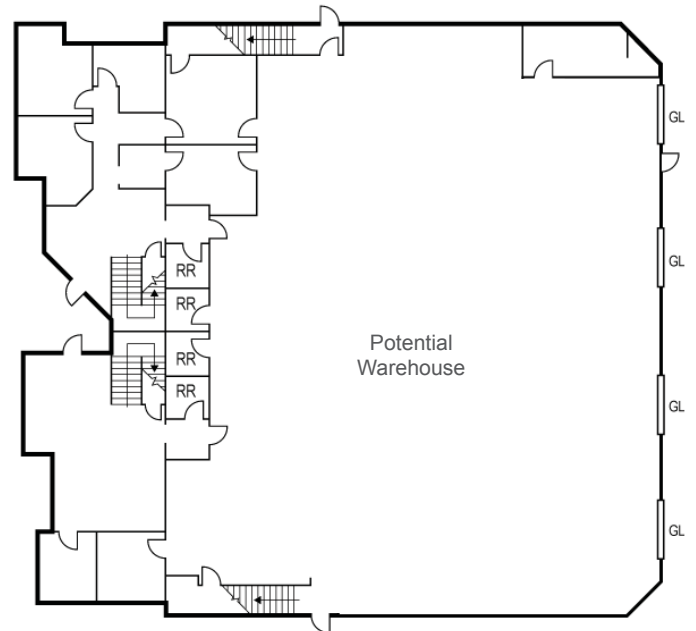
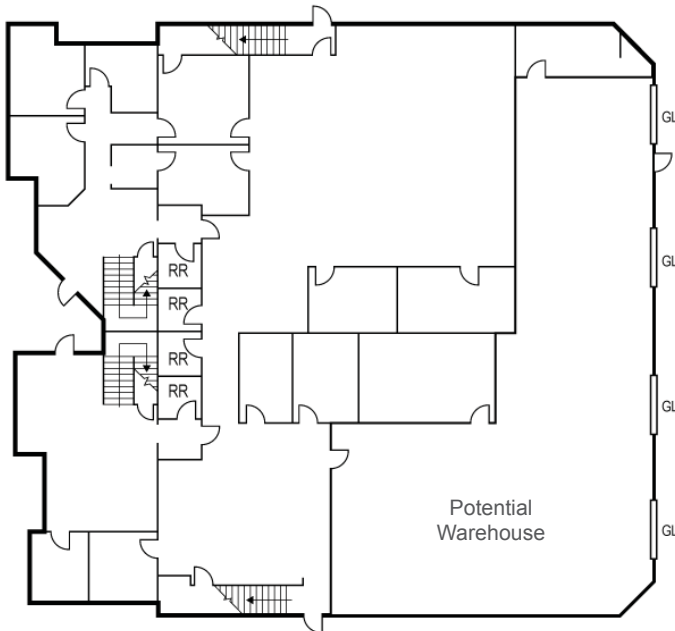
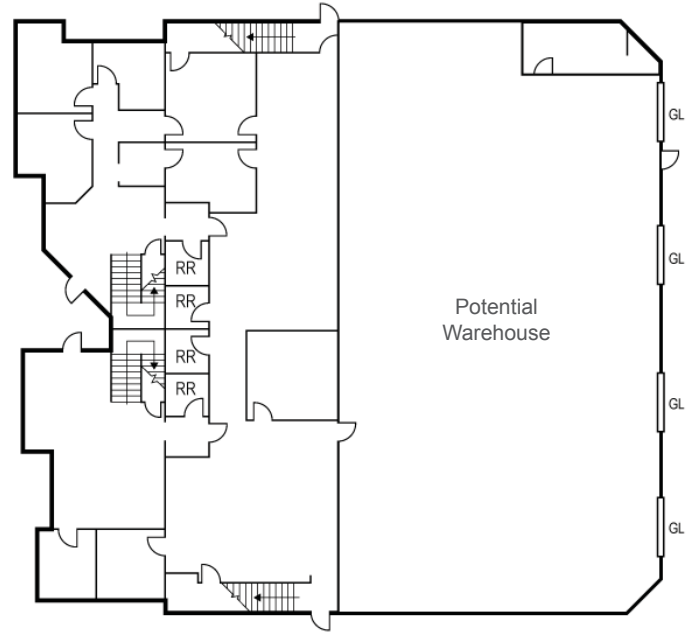
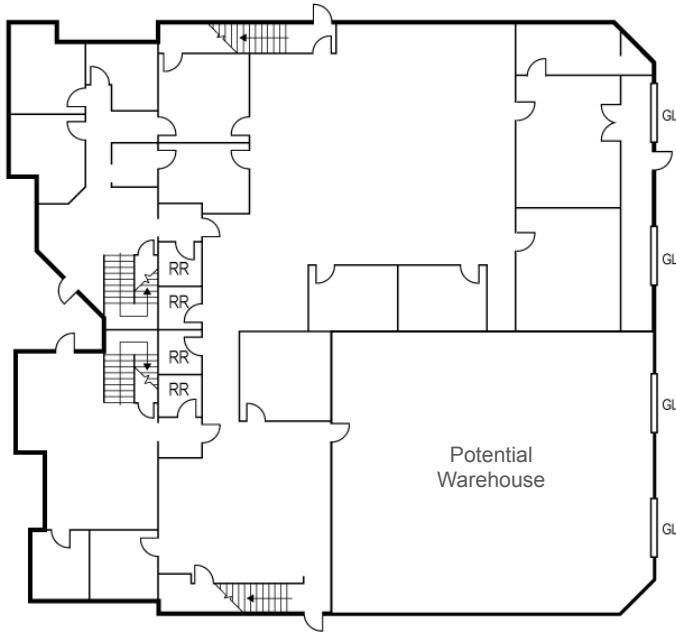
**BOUMA • CAPUTO**  
for Success in Commercial Real Estate

# FOR LEASE | ± 12,795 SF

## Industrial / Flex Office / R&D Building

11450 Markon Drive, Garden Grove, CA

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



**MIKE BOUMA, SIOR**  
Senior Vice President  
714.935.2340  
mbouma@voitco.com  
Lic. #01070753

**PAUL CAPUTO, MBA**  
Senior Vice President  
714.935.2332  
pcaputo@voitco.com  
Lic. #01196935

**Voit**  
REAL ESTATE SERVICES

**BOUMA • CAPUTO**  
for Success in Commercial Real Estate

# FOR LEASE | ± 12,795 SF

## Industrial / Flex Office / R&D Building

### 11450 Markon Drive, Garden Grove, CA

AERIAL



**MIKE BOUMA, SIOR**  
Senior Vice President  
714.935.2340  
mbouma@voitco.com  
Lic. #01070753

**PAUL CAPUTO, MBA**  
Senior Vice President  
714.935.2332  
pcaputo@voitco.com  
Lic. #01196935

**Voit**  
REAL ESTATE SERVICES

**BOUMA • CAPUTO**  
for Success in Commercial Real Estate