

GROVE 22 INDUSTRIAL

COMING SOON: A FRESH NEW LOOK—FUTURE RENOVATIONS PLANNED

Please note these are renderings and subject to change



UNDER NEW OWNERSHIP

7201-7291 GARDEN GROVE BLVD. | GARDEN GROVE | CA 92841

SEBASTIAN LOZANO

714.935.2303

SHAWN FROME

714.935.2321

MIKE BOUMA, SIOR

714.935.2340

PAUL CAPUTO

714.935.2332

VOIT REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750

Anaheim, CA 92806

www.voitco.com

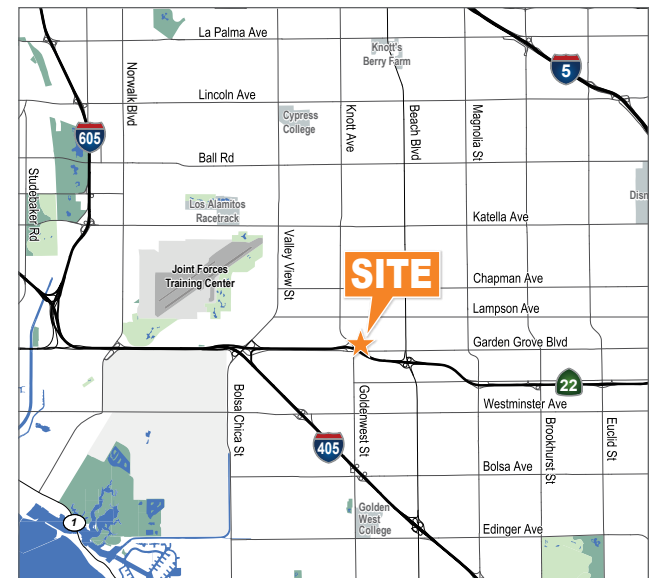
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REAL ESTATE SERVICES



PROPERTY FEATURES

- High Image Business Park
- Twelve (12) Multi-Tenant Industrial/Office Buildings
- Totaling ±208,200 Square Feet
- Units Range from ±900 - ±6,000 Square Feet
- Ground Level Loading
- 2.4:1,000 SF Parking Ratio
- Major Garden Grove Blvd. Street Frontage
- Great West Orange County Location
- Excellent Access to the 22, 405, & 605 Freeways

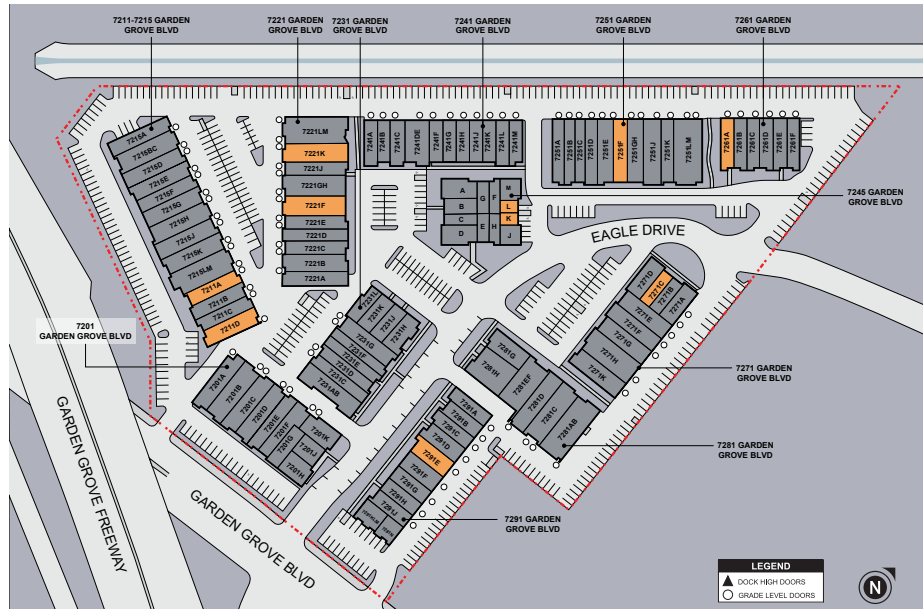


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Voit Real Estate Services, DRE License #01991785.

GROVE 22 INDUSTRIAL

SITE PLAN

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

SEBASTIAN LOZANO
714.935.2303

SHAWN FROME
714.935.2321

MIKE BOUMA, SIOR
714.935.2340

PAUL CAPUTO
714.935.2332

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AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
7291E	±1,412	±418	\$1.89/SF	Industrial Suite
7261A	±1,600	±783	\$1.89/SF	Industrial Suite: Reception/Open Office Area, 2 Restrooms, Warehouse, Roll Up Door
7221F	±2,000	±346	\$1.89/SF	Industrial Suite: Reception, Private Office, 2 Restrooms, Warehouse, Roll Up Door
7221K	±2,000	±513	\$1.89/SF	Industrial Suite: Open Office Area, 2 Restrooms, Warehouse, Roll Up Door
7251F	±2,000	±451	\$1.89/SF	Industrial Suite: Reception, Private Office, Open Office Area, 2 Restrooms, Warehouse, Roll Up Door
7211A	±2,274	±666	\$1.87/SF	Industrial Suite: Reception, 2 Private Offices, 2 Restrooms, Warehouse, Roll Up Door
7211D	±2,250	±972	\$1.87/SF	Industrial Suite: Reception, Private Office, General Office Area, 2 Restrooms, Warehouse, Roll Up Door
7271C	±1,156	±1,156	\$1.89/SF	Office Suite: Reception, 1 Private Office, Open Office Area, 2 Restrooms
7245K	±1,000	±1,000	\$1.89/SF	Office Suite: Reception, 2 Private Offices, Open Office Area, 1 Restroom
7245L	±1,000	±1,000	\$1.89/SF	Office Suite: Reception, 1 Private Office, Open Office Area, 1 Restroom

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FOR MORE INFORMATION

SEBASTIAN LOZANO

714.935.2303

slozano@voitco.com

Lic. 02143474

SHAWN FROME

714.935.2321

sfrome@voitco.com

Lic. 02442004

MIKE BOUMA, SIOR

714.935.2340

mbouma@voitco.com

Lic. 01070753

PAUL CAPUTO

714.935.2332

pcaputo@voitco.com

Lic. 01196935

VOIT REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750

Anaheim, CA 92806

www.voitco.com

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GROVE 22 INDUSTRIAL

Bldg. 7291

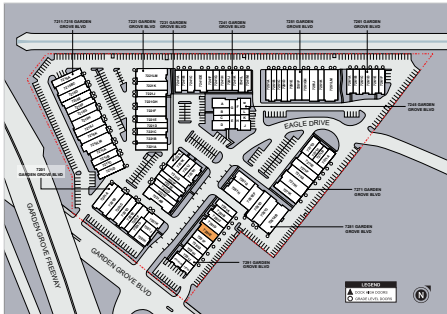
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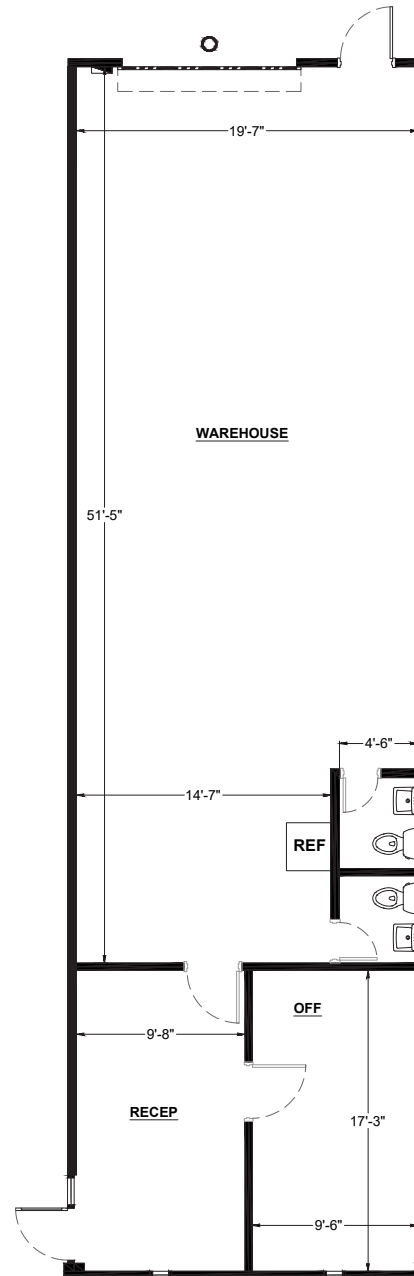
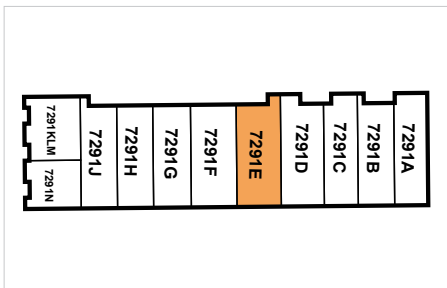
OFFICE AREA ±418 SF
WAREHOUSE AREA ±994 SF
TOTAL SUITE AREA ±1,412 SF

CLEAR HEIGHT 12'2" - 12'7"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



UNDER NEW OWNERSHIP



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714.935.2303

SHAWN FROME
714.935.2321

MIKE BOUMA, SIOR
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GROVE 22 INDUSTRIAL

Bldg. 7261

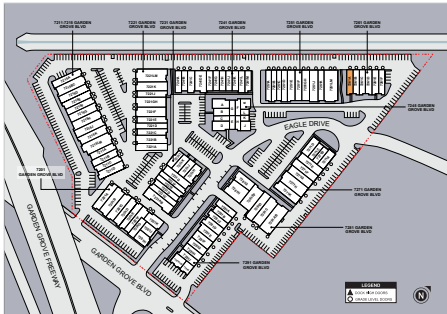
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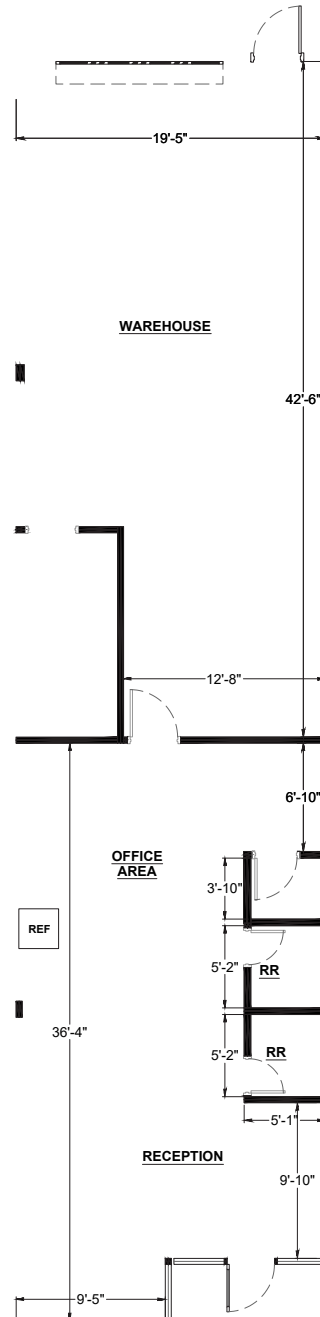
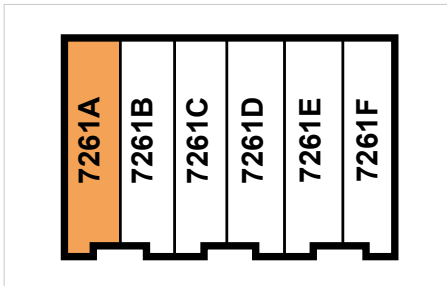
OFFICE AREA	±783 SF
WAREHOUSE AREA	±817 SF
TOTAL SUITE AREA	±1,600 SF

CLEAR HEIGHT	12'1" - 12'11"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



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GROVE 22 INDUSTRIAL

Bldg. 7221

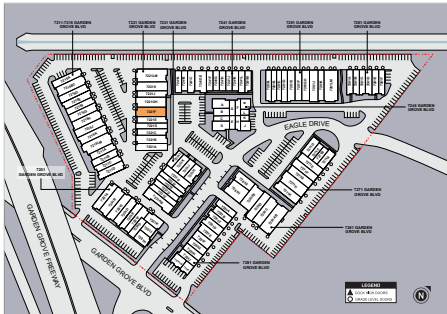
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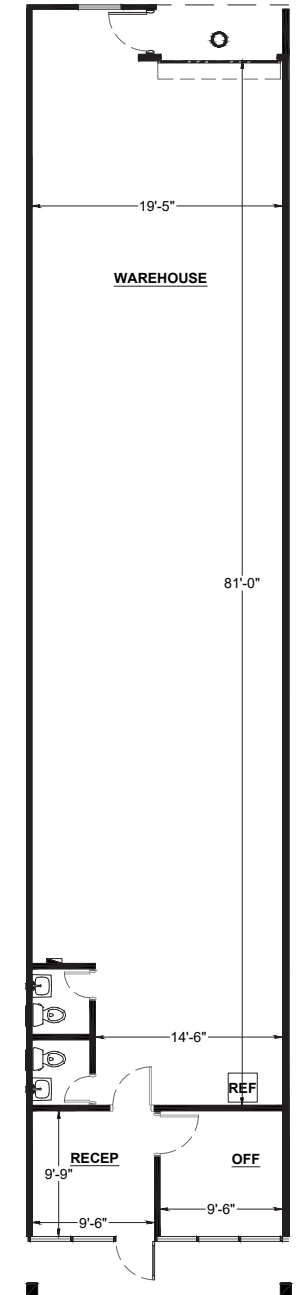
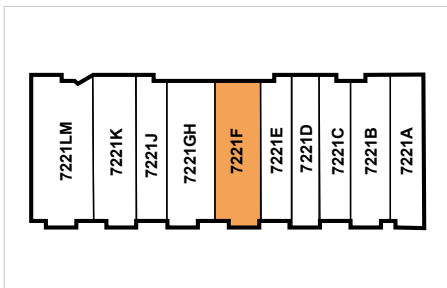
OFFICE AREA	±346 SF
WAREHOUSE AREA	±1,654 SF
TOTAL SUITE AREA	±2,000 SF

CLEAR HEIGHT	12'1" - 13'0"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



UNDER NEW OWNERSHIP



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Bldg. 7221

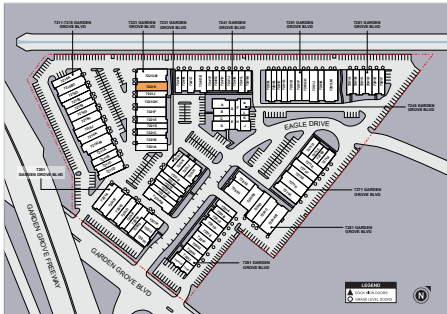
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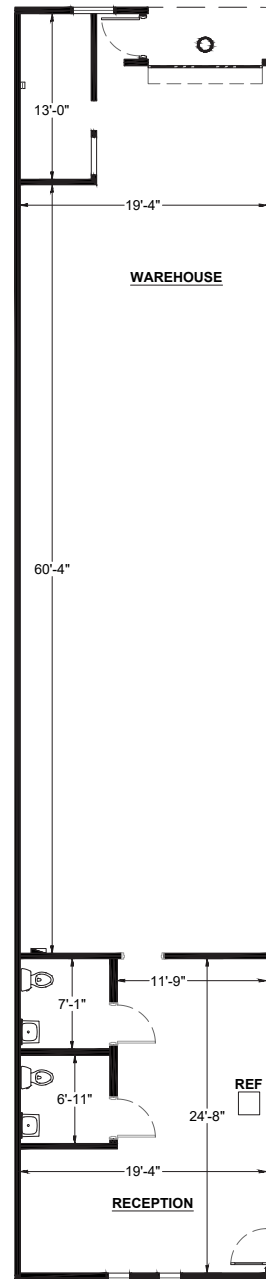
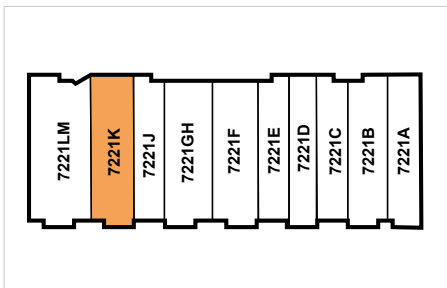
OFFICE AREA ±513 SF
WAREHOUSE AREA ±1,487 SF
TOTAL SUITE AREA ±2,000 SF

CLEAR HEIGHT 12'-1" - 13'-0"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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GROVE 22 INDUSTRIAL

Bldg. 7251

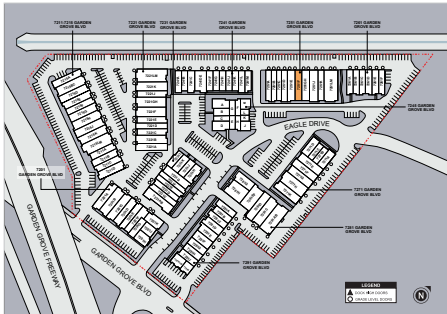
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SUITE DATA:

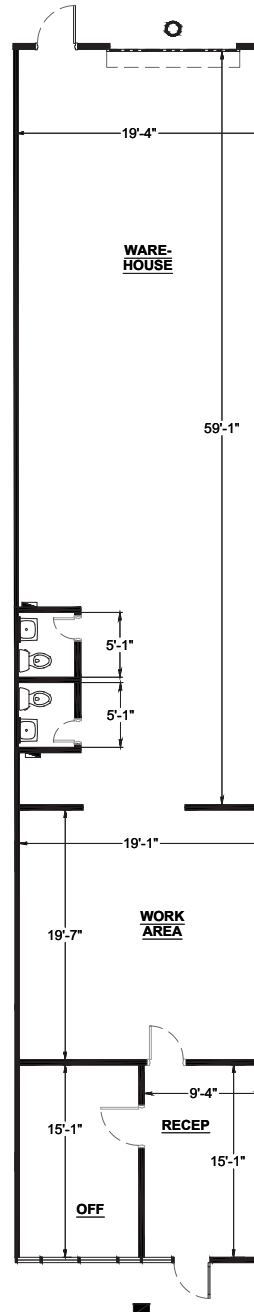
OFFICE AREA ±451 SF
WAREHOUSE AREA ±1,549 SF
TOTAL SUITE AREA ±2,000 SF

CLEAR HEIGHT 11'10" - 12'10"
O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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STE 7211D

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GROVE 22 INDUSTRIAL

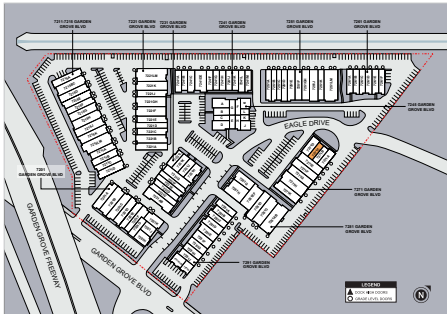
Bldg. 7271

STE 7271C

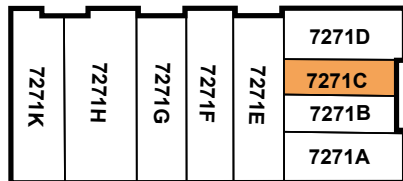
SUITE DATA:

OFFICE AREA ±1,156 SF
TOTAL SUITE AREA ±1,156 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



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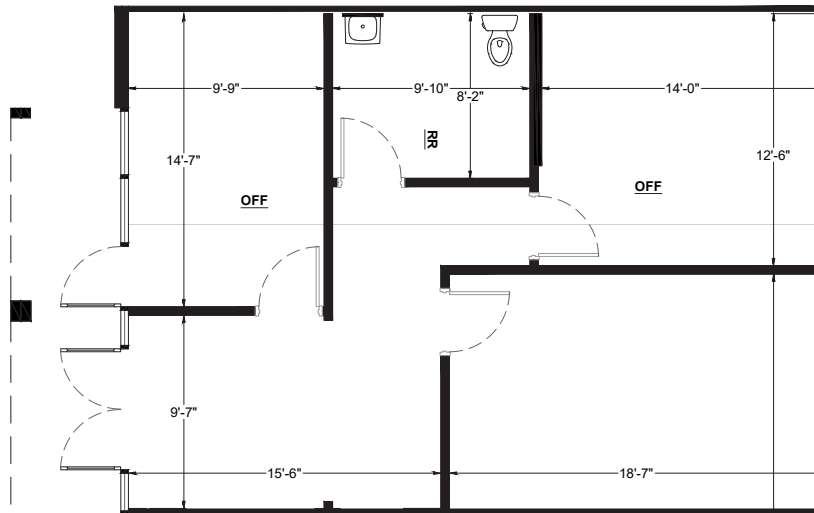
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STE 7245K

TOTAL SUITE AREA ±1,000 SF

[illegible]

A	G	F	M
B			L
C			K
D	E	H	J



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GROVE 22 INDUSTRIAL

Bldg. 7245

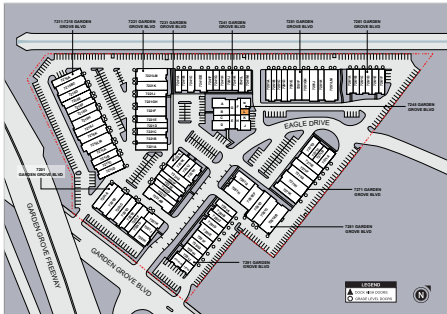
STE 7245L

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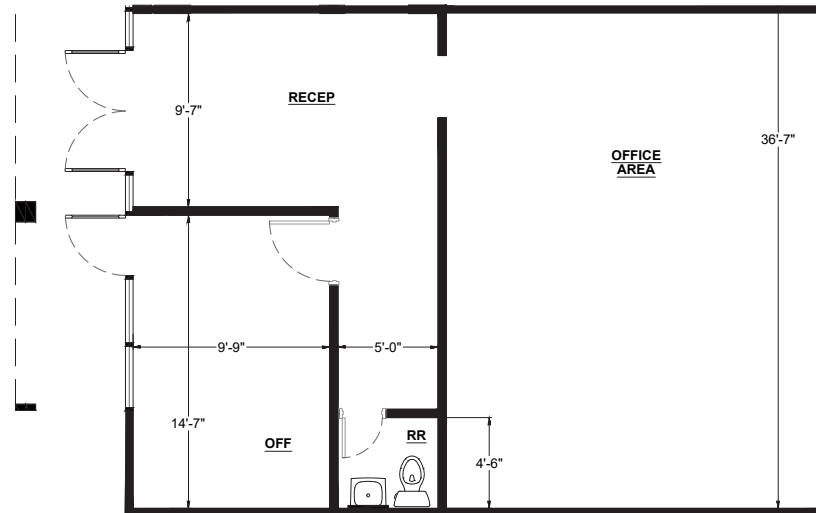
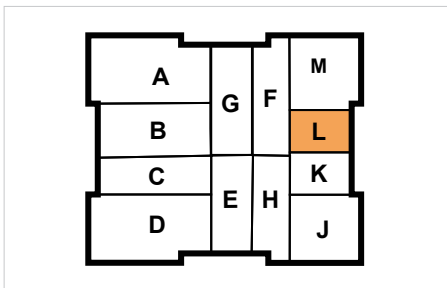
OFFICE AREA ±1,000 SF

TOTAL SUITE AREA ±1,000 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



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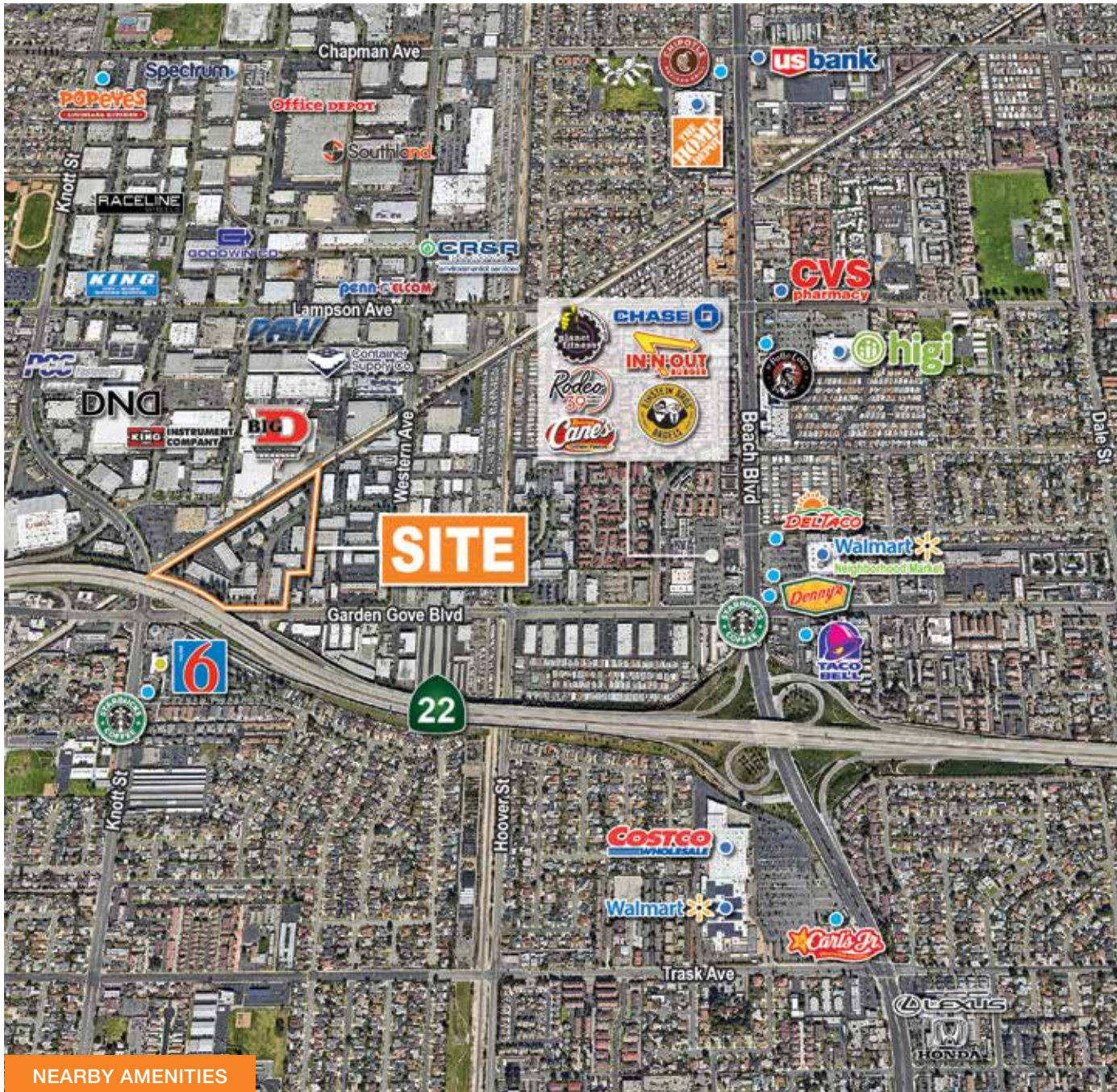
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REAL ESTATE SERVICES

GROVE 22 INDUSTRIAL

AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



NEARBY AMENITIES

Dining & Retail
Shipping & Logistics
Big-Box Convenience Stores
Hotels & Banking

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NEARBY AMENITIES

**UNITES NOT AVAILABLE OR
NO FLOOR PLAN AVAILABLE**

GROVE 22 INDUSTRIAL

Bldg. 7201

STE 7201K

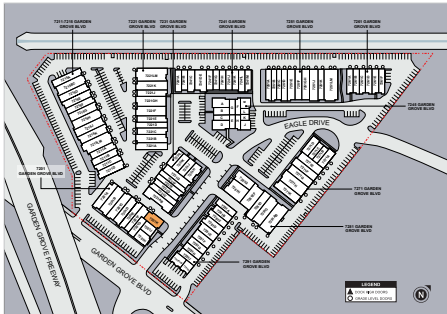
SUITE DATA:

OFFICE AREA	±912 SF
WAREHOUSE AREA	±243 SF
TOTAL SUITE AREA	±1,155 SF

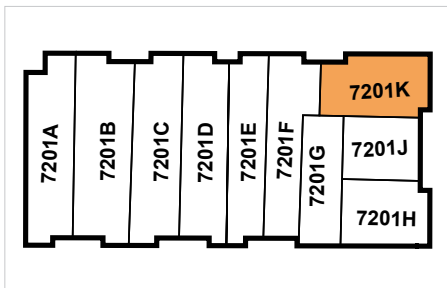
CLEAR HEIGHT 12'-0"

O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 7291

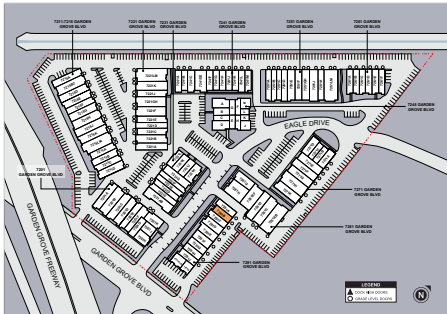
STE 7291B

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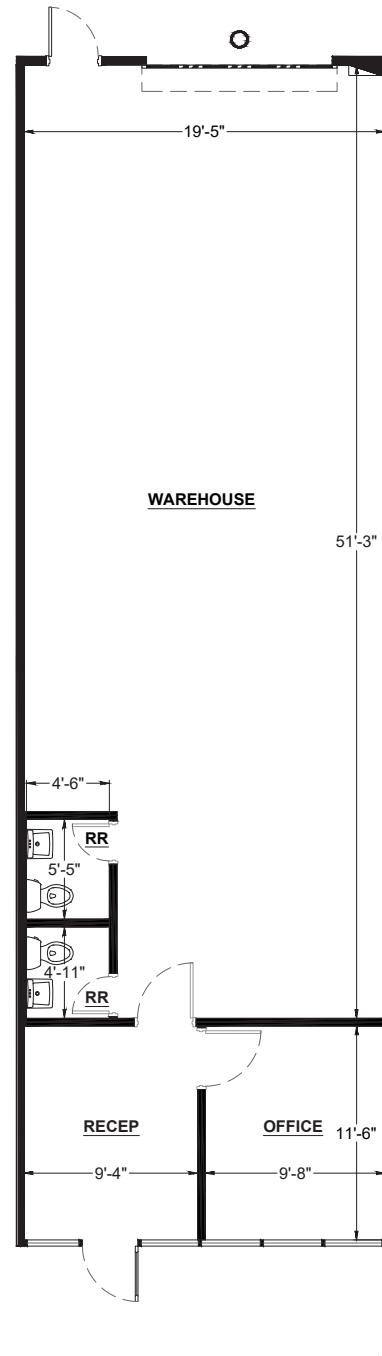
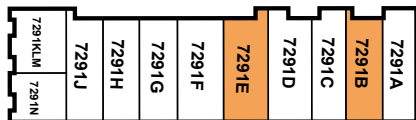
OFFICE AREA	±405 SF
WAREHOUSE AREA	±995 SF
TOTAL SUITE AREA	±1,400 SF

CLEAR HEIGHT	12'-0"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



UNDER NEW OWNERSHIP



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714.935.2303

SHAWN FROME
714.935.2321

MIKE BOUMA, SIOR
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GROVE 22 INDUSTRIAL

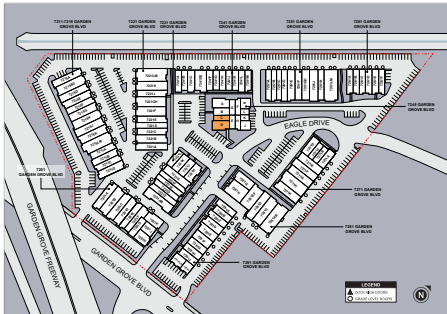
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STE 7245CD

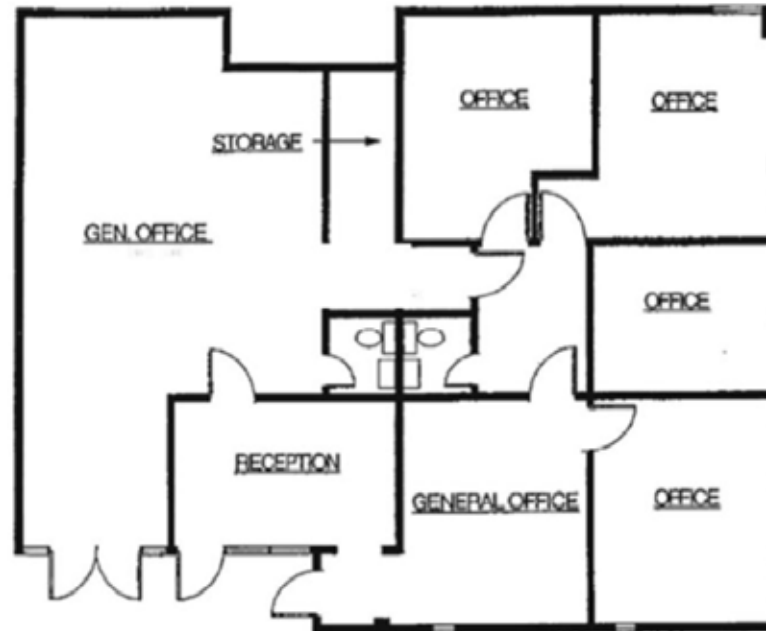
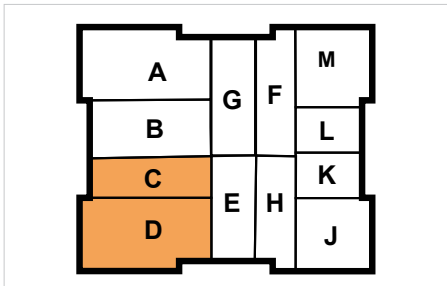
SUITE DATA:

OFFICE AREA	±2,000 SF
TOTAL SUITE AREA	±2,000 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



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Bldg. 7251

STE 7251J

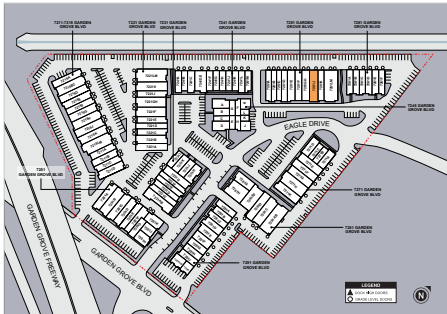
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OFFICE AREA	±361 SF
WAREHOUSE AREA	±1,539 SF
TOTAL SUITE AREA	±2,000 SF

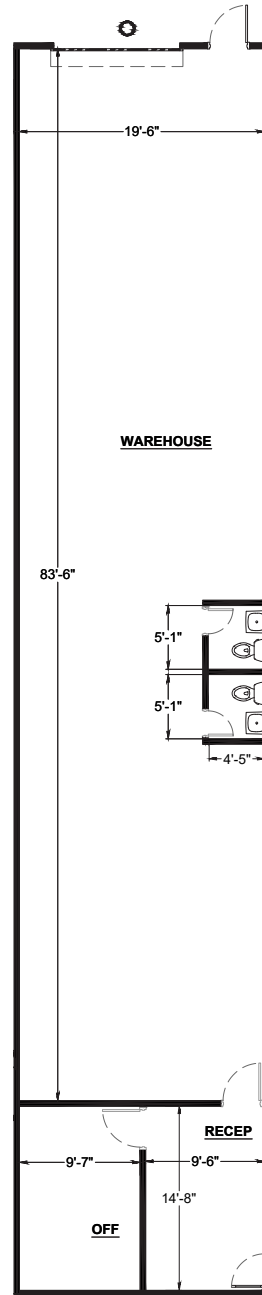
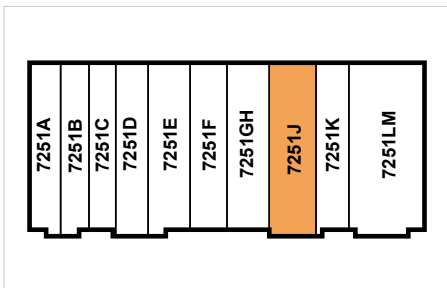
CLEAR HEIGHT 11'10" - 12'10"

O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



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STE 7251GH

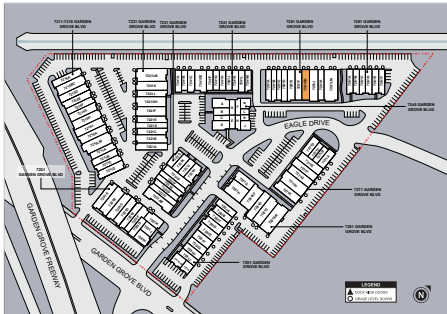
SUITE DATA:

OFFICE AREA	±897 SF
WAREHOUSE AREA	3,112 SF
TOTAL SUITE AREA	4,009 SF

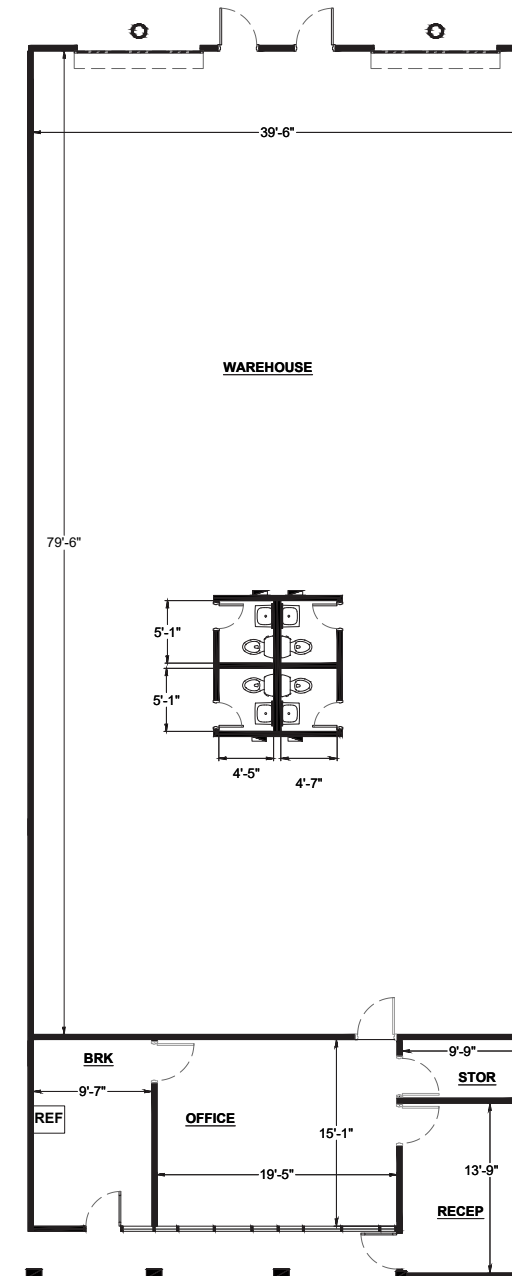
CLEAR HEIGHT 11'10" - 12'10"

O GRADE LEVEL DOORS 2

SITE KEY PLAN:



BUILDING KEY PLAN:



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GROVE 22 INDUSTRIAL

Bldg. 7261

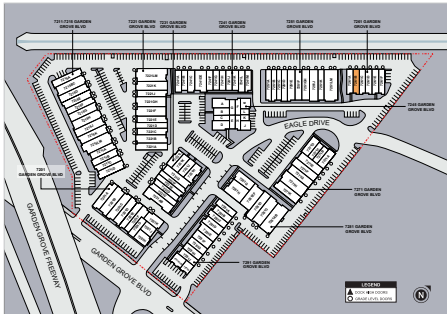
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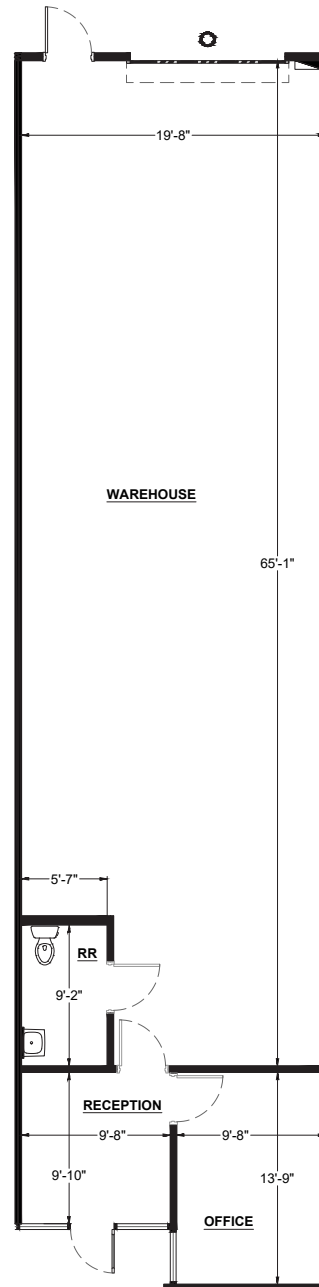
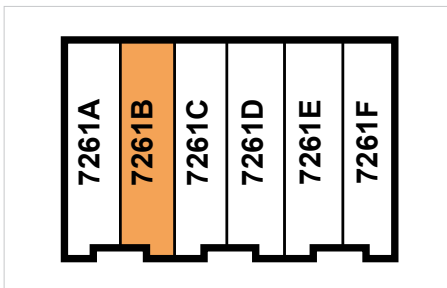
OFFICE AREA	±350 SF
WAREHOUSE AREA	±1,274 SF
TOTAL SUITE AREA	±1,624 SF

CLEAR HEIGHT	12'-1" - 13'-1"
O GRADE LEVEL DOORS	1

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BUILDING KEY PLAN:



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Voit

REAL ESTATE SERVICES

GROVE 22 INDUSTRIAL

Bldg. 7251

STE 7251D

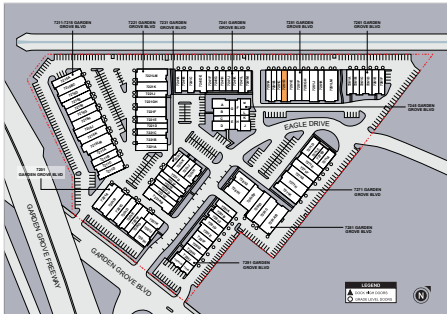
SUITE DATA:

OFFICE AREA	±347 SF
WAREHOUSE AREA	±1,672 SF
TOTAL SUITE AREA	±2,019 SF

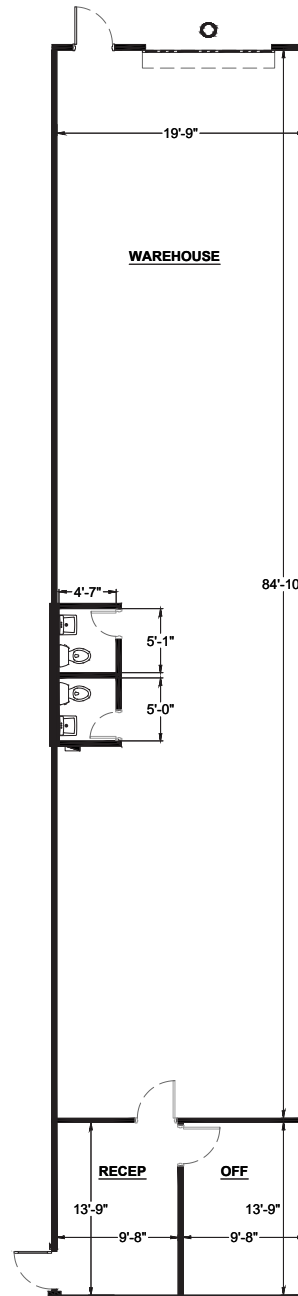
CLEAR HEIGHT 11'-10" - 12'-10"

O GRADE LEVEL DOORS 1

SITE KEY PLAN:



BUILDING KEY PLAN:



UNDER NEW OWNERSHIP



FOR MORE INFORMATION

SEBASTIAN LOZANO

714.935.2303

SHAWN FROME

714.935.2321

MIKE BOUMA, SIOR

714.935.2340

PAUL CAPUTO

714.935.2332

VOIT REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750

Anaheim, CA 92806

www.voitco.com

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