

1188 N Grove St, Anaheim

±17,200 SF Industrial Building



EAST ANAHEIM LOCATION



RARE MULTI-TENANT OWNER USER / INVESTOR OPPORTUNITY

**Prospective Tenant to Verify All Information*

Project Features & Highlights*

±17,200 SF Rare Multi-Tenant Building on ±1.12 AC

Variety of Units Sizes Ranging from ±1,300 SF to ±1,600 SF

±14' Warehouse Clear Height

Thirteen (13) Grade-Level Doors

100 Amps; 120/208 Volt, 3 Ph 4 Wire (each unit)

2.3:1,000 SF Parking Ratio (±40 spaces)

Small Fenceable Yard

Fully Fire Sprinklered

Project Highlights

Flexibility

- Occupy All or a Portion of the Building
- All Tenants on Month-to-Month Leases

East Anaheim Location

ML, Anaheim Zoning

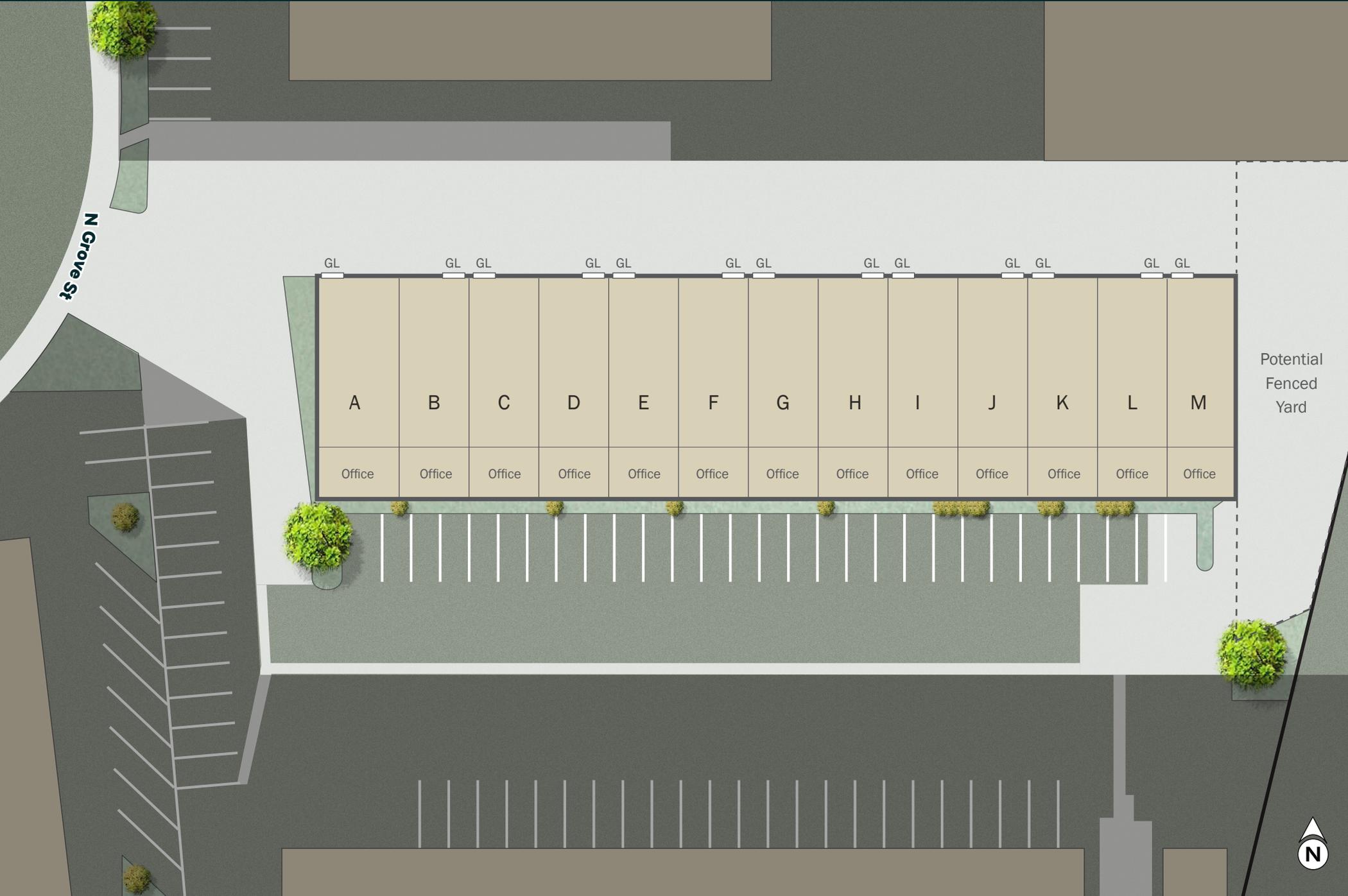
Close Proximity to I-5, 57 & 91 Freeways



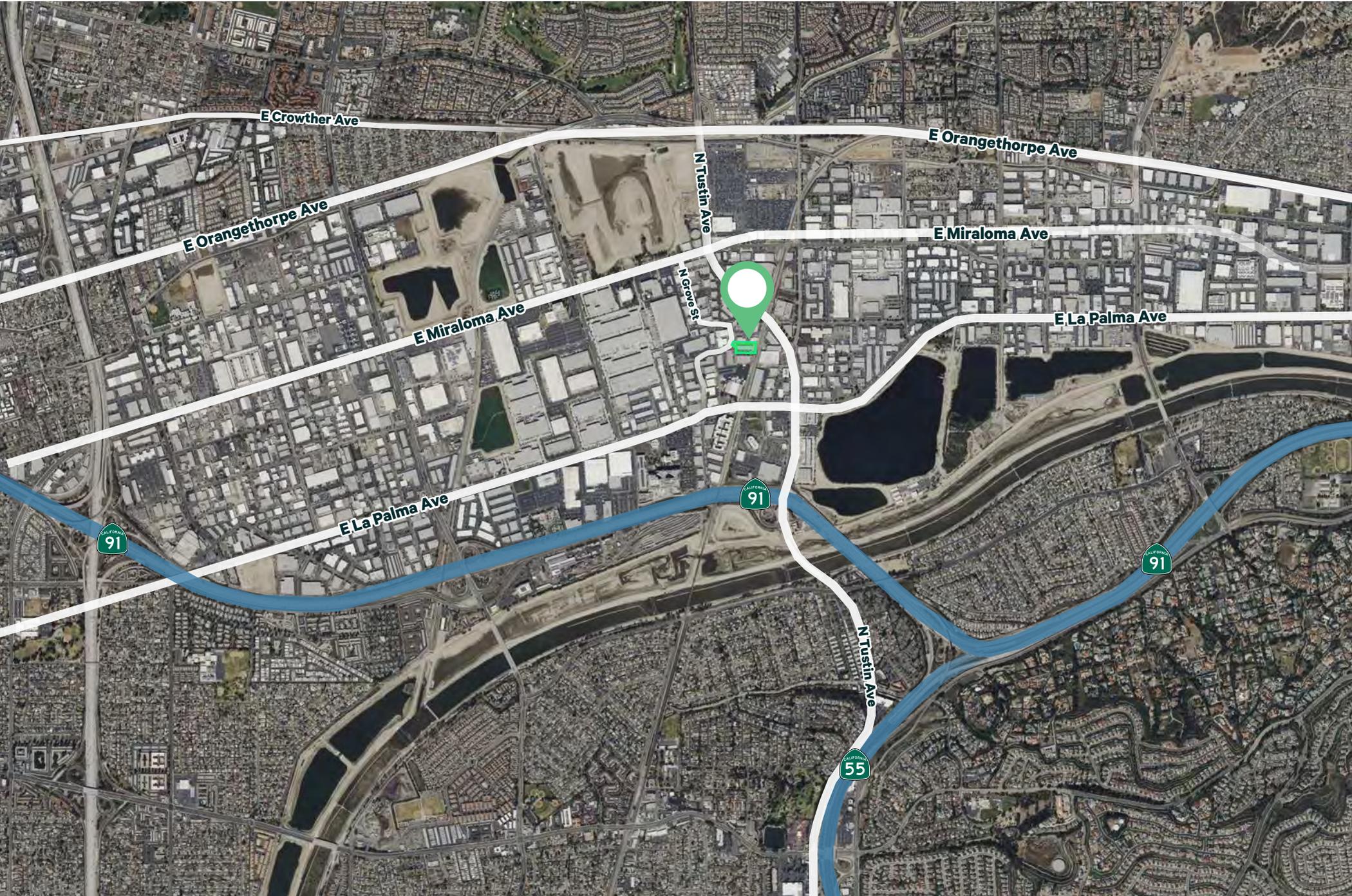


1188 N GROVE ST, ANAHEIM, CA

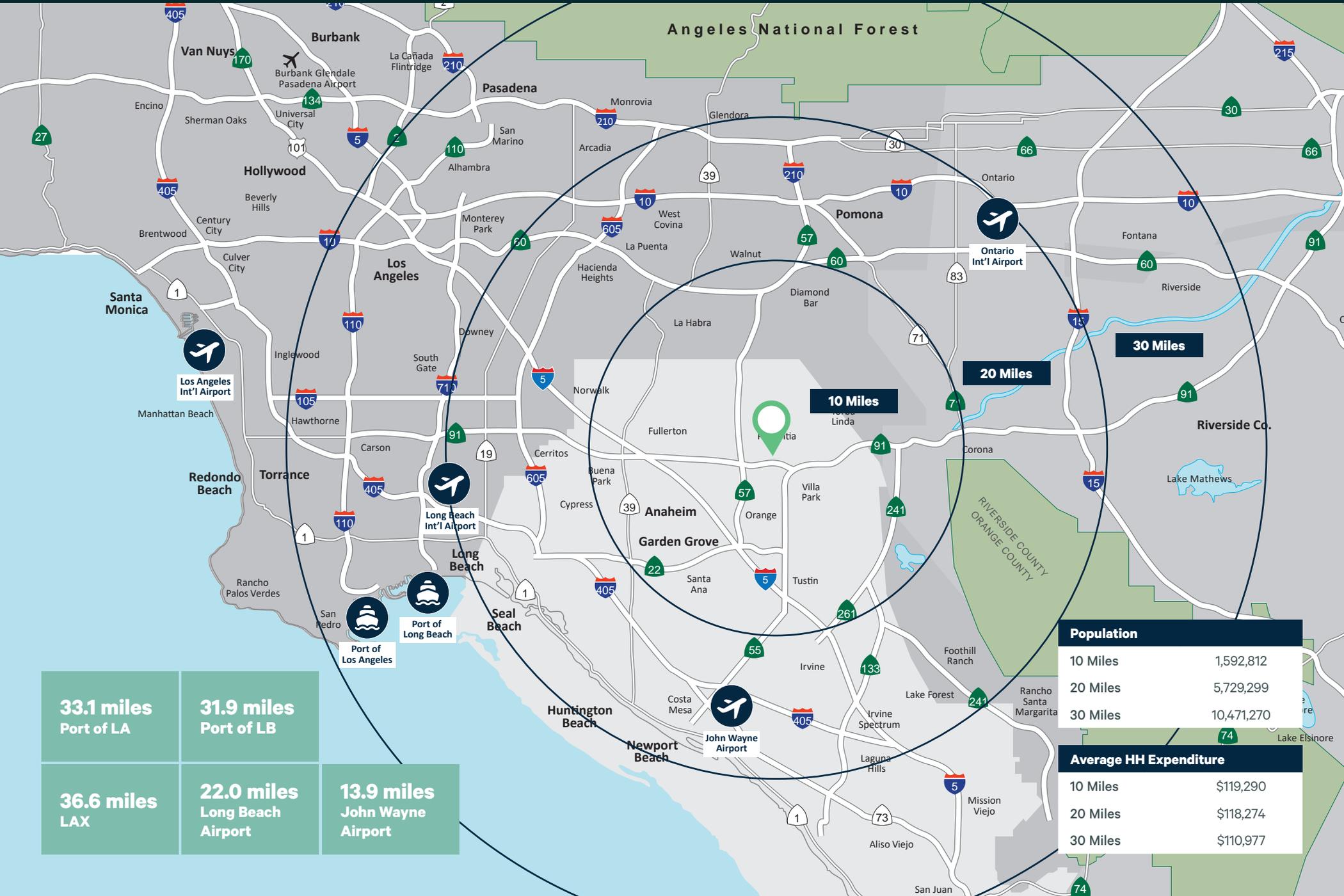
Site Plan



Local Map



Regional Map



33.1 miles
Port of LA

31.9 miles
Port of LB

36.6 miles
LAX

22.0 miles
Long Beach
Airport

13.9 miles
John Wayne
Airport

Population	
10 Miles	1,592,812
20 Miles	5,729,299
30 Miles	10,471,270

Average HH Expenditure	
10 Miles	\$119,290
20 Miles	\$118,274
30 Miles	\$110,977

1188 N Grove St

1188 North Grove Street, Anaheim, CA

FOR SALE | ±17,200 SF Industrial Building

RARE MULTI-TENANT OWNER USER / INVESTOR OPPORTUNITY

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