

FOR LEASE

7375 CHAPMAN AVENUE

GARDEN GROVE, CALIFORNIA



±45,896 SF
HIGH IMAGE FREE STANDING INDUSTRIAL BUILDING

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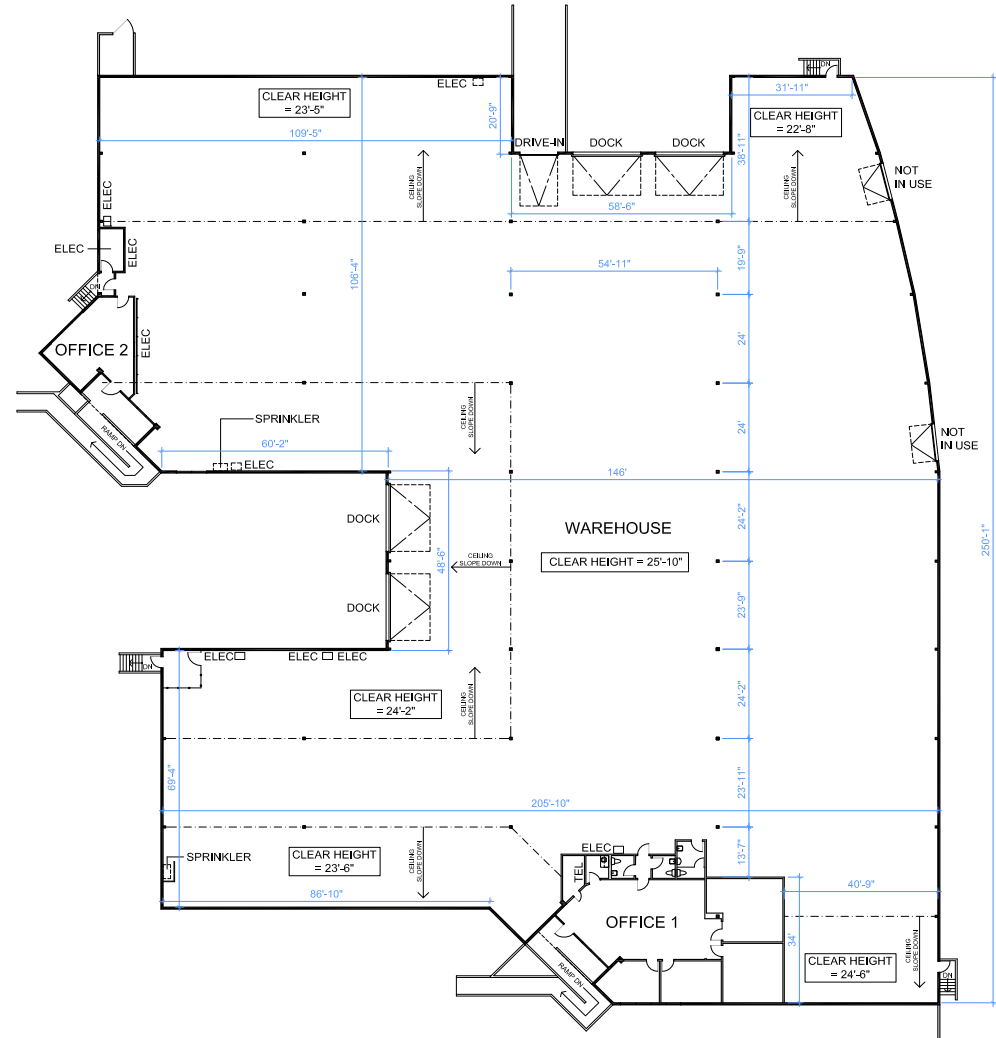


Jones Lang LaSalle Brokerage, Inc. RE license #01856260

THE HIGHLIGHTS



- ◆ ± 45,896 SF high image free standing industrial building
- ◆ ± 43,232 SF warehouse space
- ◆ ± 2,116 SF office space (459 SF secondary entry)
- ◆ ± 22.6' - 25.1' warehouse clearance throughout
- ◆ Eight (8) dock-high doors
- ◆ One (1) grade level door
- ◆ 2,000A, 277/480V, 3p/4w power supply (verify)
- ◆ Fire sprinklers (1.39 GMP / 960SF rated)
- ◆ Fenced yard
- ◆ Excellent West Orange County, Garden Grove Location
- ◆ Close Proximity to the SR-22, I-405 & I-605 Freeways



Approx. site, floorplan - not to scale

THE AERIAL



PORTS OF LONG BEACH

LONG BEACH

SEAL BEACH

HUNTINGTON BEACH

WESTMINSTER



7375 CHAPMAN AVE.

Knott Ave.

Chapman Ave.

Beach Blvd.

Western Ave.

Katella Ave.



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