

FOR SUBLEASE | ± 13,491 SF

14231 Commerce Drive, Garden Grove, CA



±6,231 SF OF COOLER, FREEZER & FOOD PROCESSING SPACE

PROPERTY FEATURES

- ± 13,491 SF Freestanding High Image Building
- ± 1,100 SF of Office Space
- ± 1,428 SF of Cooler, ± 3,953 SF of Freezer & ± 850 SF of Food Processing Space Installed in 2014 (Equipment Available For Sale By Prior Tenant)
- Clarifier in Place
- 22' Warehouse Clearance (20' Clearance in Cooler & Freezer)
- Small Yard Area
- 1 Ground Level Door
- 2 Dock High Positions (Rare)
- 400 Amps; 277/480 Power
- 25 Parking Spaces (Verify)
- Fire Sprinklered
- Excellent Access to the 22 and 405 Freeways
- Sublease Through August 14, 2021, Longer Term Possible



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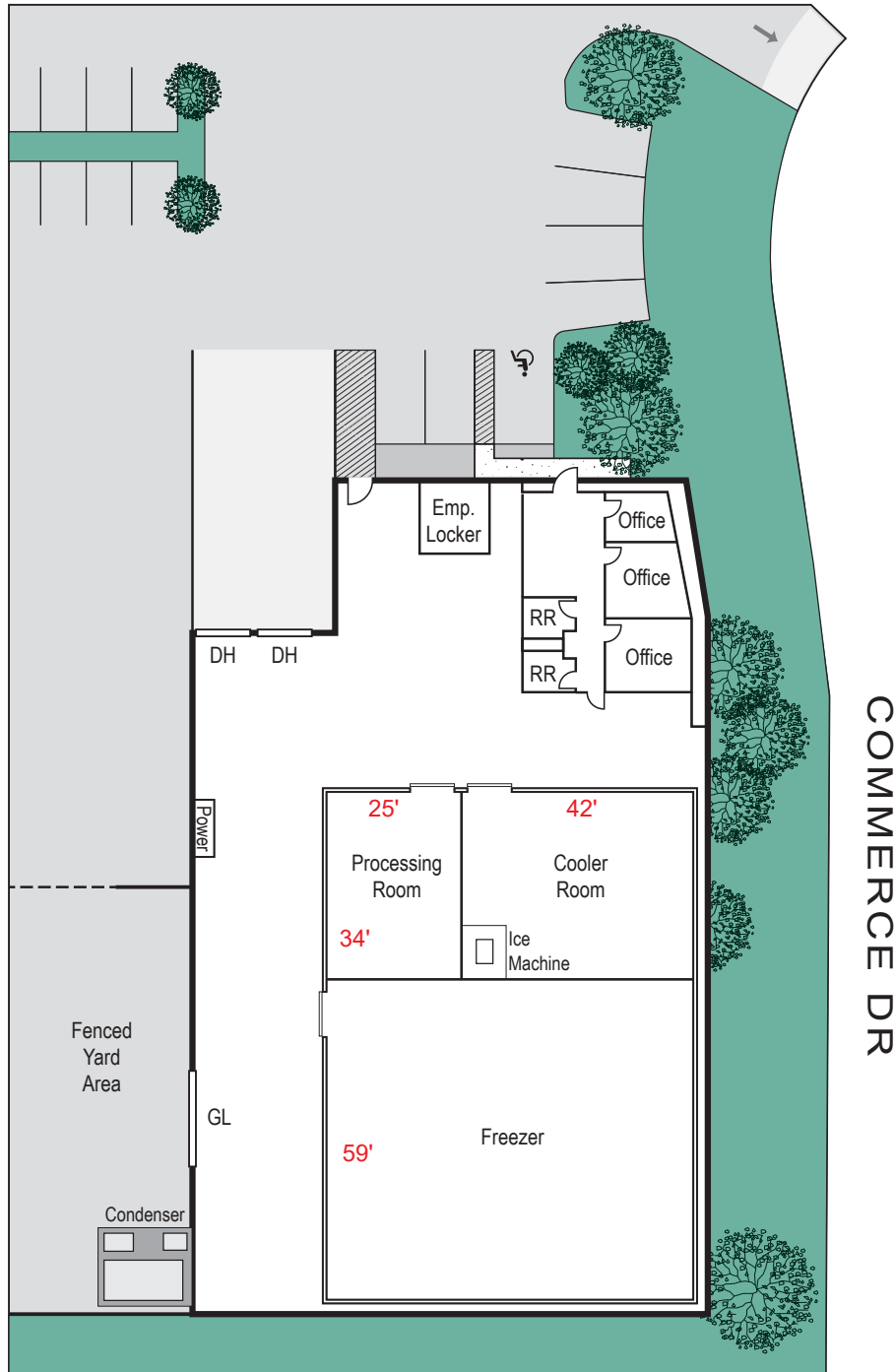
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REAL ESTATE SERVICES

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for Success in Commercial Real Estate

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Freezer / Cooler & Food Processing Facility
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SITE PLAN



*Site plan not to scale

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