

FOR SALE | LEASE

11311 WESTERN AVE

GARDEN GROVE, CA 92841

Voit
REAL ESTATE SERVICES

Fully Entitled
and Shovel
Ready

±88,164 SF FREESTANDING INDUSTRIAL BUILDING

Voit
REAL ESTATE SERVICES

CLIENT
RESOURCE GROUP

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806
714.978.7880 • 714.978.9431 Fax • Lic #01991785
www.VoitCo.com

STAN S. KWAK
Senior Vice President | Partner
(714) 526-1111
skwak@voitco.com
Lic. #01824776

SELDEN MCKNIGHT
Vice President | Partner
(714) 935-2323
smcknight@voitco.com
Lic. #02027919

Another Quality Project by :



SCANNELL
PROPERTIES

FOR SALE | LEASE

11311 WESTERN AVE

GARDEN GROVE, CA 92841

Voit
REAL ESTATE SERVICES

Property Features

- ± 88,164 Square Foot State of the Art Distribution / Manufacturing Building
- ±7,121 SF Two Story Office
- 2,000 Amp Main Switchgear (277/480 Volt, 3 Phase);
EXPANDABLE TO 10,000 AMPS
- Ninety-five (95) Auto Parking Stalls
- Nine (9) Dock High Loading Doors (9'x10') with Two (2) 35,000 LB. Capacity Mechanical Dock Levelers
- One (1) Ground Level Loading Door (12'x14')
- 32' Min Clear Height Throughout Warehouse (**60' MAX BUILDING HEIGHT APPROVED**)
- ESFR Sprinkler System (K-17 Heads @ 52 PSI)
- 52' X 60' Typical Column Spacing; 60' Speed Bay
- ±130' Truck Court Depth (Fenced/Secured/Gated)
- 2.5% Skylights
- **FLAT FLOOR**, 6" Slab Thickness, 4,000 PSI
- 100% Concrete Site Parking
- Four (4) Level 2 EV Charging Stations (Expandable)
- 21.6 KW Solar PV System with 9.1 KW Battery Storage System
- **LOCATED WITHIN PORT OF LOS ANGELES FOREIGN TRADE ZONE 202 (FTZ-202) AND PORT OF LONG BEACH FTZ-50**



Voit
REAL ESTATE SERVICES

CLIENT
RESOURCE GROUP

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806
714.978.7880 • 714.978.9431 Fax • Lic #01991785
www.VoitCo.com

STAN S. KWAK
Senior Vice President | Partner
(714) 526-1111
skwak@voitco.com
Lic. #01824776

SELDEN MCKNIGHT
Vice President | Partner
(714) 935-2323
smcknight@voitco.com
Lic. #02027919

Another Quality Project by :



SCANNELL
PROPERTIES

FOR SALE | LEASE

11311 WESTERN AVE

GARDEN GROVE, CA 92841

Voit
REAL ESTATE SERVICES

Site Plan



Voit
REAL ESTATE SERVICES

CLIENT
RESOURCE GROUP

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806
714.978.7880 • 714.978.9431 Fax • Lic #01991785
www.VoitCo.com

STAN S. KWAK
Senior Vice President | Partner
(714) 526-1111
skwak@voitco.com
Lic. #01824776

SELDEN MCKNIGHT
Vice President | Partner
(714) 935-2323
smcknight@voitco.com
Lic. #02027919

Another Quality Project by :



SCANNELL
PROPERTIES

FOR SALE | LEASE

11311 WESTERN AVE

GARDEN GROVE, CA 92841

Voit
REAL ESTATE SERVICES



Voit
REAL ESTATE SERVICES

CLIENT
RESOURCE GROUP

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806
714.978.7880 • 714.978.9431 Fax • Lic #01991785
www.VoitCo.com

STAN S. KWAK
Senior Vice President | Partner
(714) 526-1111
skwak@voitco.com
Lic. #01824776

SELDEN MCKNIGHT
Vice President | Partner
(714) 935-2323
smcknight@voitco.com
Lic. #02027919

Another Quality Project by :



SCANNELL
PROPERTIES

FOR SALE | LEASE

11311 WESTERN AVE

GARDEN GROVE, CA 92841

Voit

REAL ESTATE SERVICES



±21 Miles

PORT OF LOS ANGELES

±20 Miles

PORT OF LONG BEACH



±9 Miles

LONG BEACH AIRPORT

±14 Miles

JOHN WAYNE AIRPORT

±30 Miles

LAX AIRPORT



±2 Miles

CA-22 FREEWAY

±3 Miles

I-405 FREEWAY

±5 Miles

I-5, I-605 &
SR-91 Freeways



Voit

REAL ESTATE SERVICES

CLIENT
RESOURCE GROUP

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806
714.978.7880 • 714.978.9431 Fax • Lic #01991785
www.VoitCo.com

STAN S. KWAK

Senior Vice President | Partner

(714) 526-1111

skwak@voitco.com

Lic. #01824776

SELDEN MCKNIGHT

Vice President | Partner

(714) 935-2323

smcknight@voitco.com

Lic. #02027919

Another Quality Project by :



SCANNELL
PROPERTIES

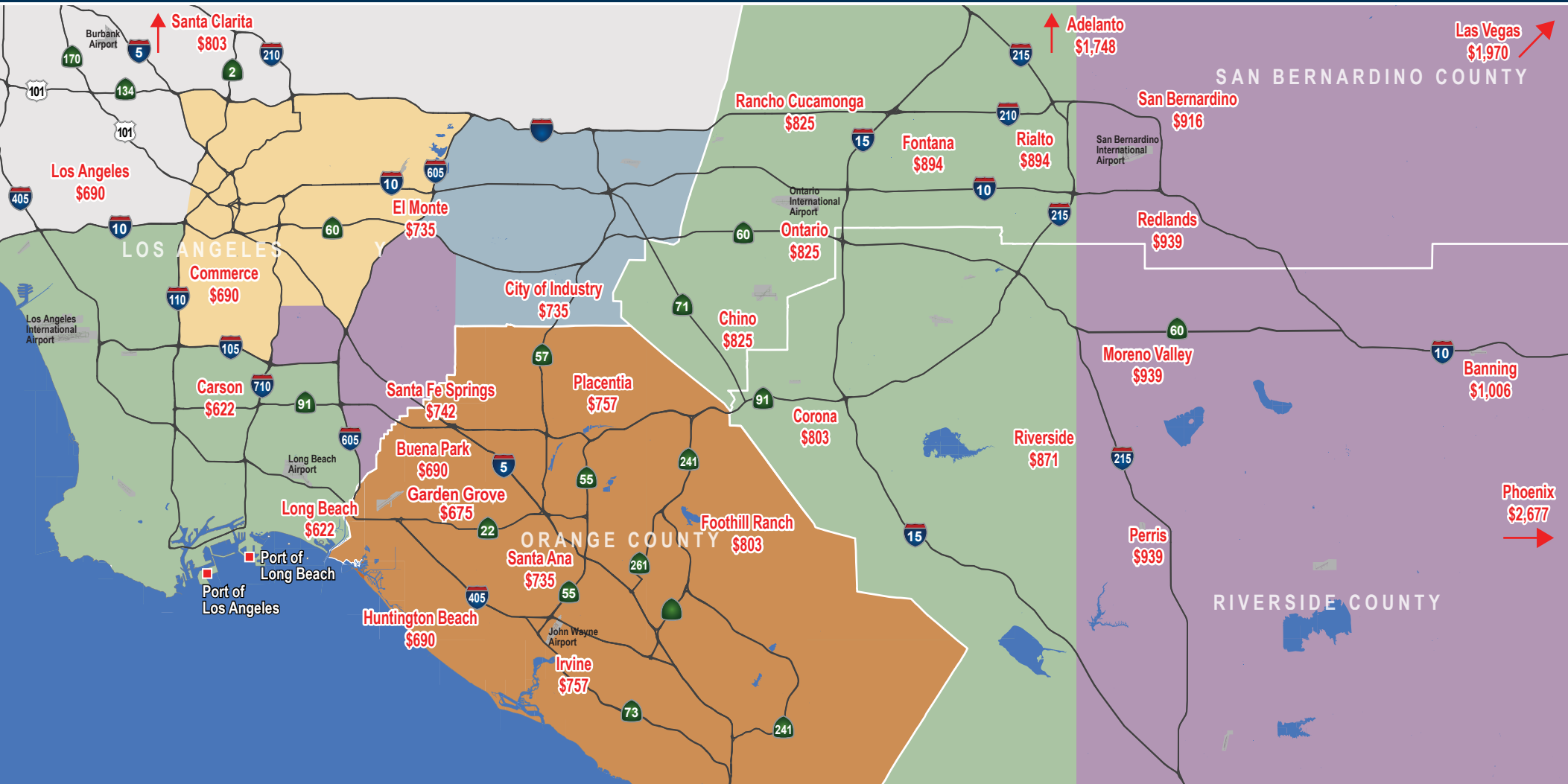
FOR SALE | LEASE

11311 WESTERN AVE

GARDEN GROVE, CA 92841

Voit

REAL ESTATE SERVICES



Estimated Drayage Costs 2024

Voit

REAL ESTATE SERVICES

CLIENT
RESOURCE GROUP

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806
714.978.7880 • 714.978.9431 Fax • Lic #01991785
www.VoitCo.com

STAN S. KWAK

Senior Vice President | Partner

(714) 526-1111

skwak@voitco.com

Lic. #01824776

SELDEN MCKNIGHT

Vice President | Partner

(714) 935-2323

smcknight@voitco.com

Lic. #02027919

Another Quality Project by :



SCANNELL
PROPERTIES