

# \$0 - 11438 Knott Street, Garden Grove

MLS® #PW25072366

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**\$0**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0 Acres

N/A, Garden Grove,

A flex building located in West Garden Grove adjacent to Cypress. An owner user wants to share the half of entire space. The unit has 2,406 sqft of warehouse and 1,106 sqft of office space, total space of approx. 3,510 sqft. The rental space has two offices, a separate restroom, and warehouse with a roll up door. The usable warehouse space is around 1,200 sqft with central a/c, skylights, insulated ceilings, and 16 foot height. The tenant will share main entrance and lobby/reception area but has own access to the offices. Recently fully renovated and move in condition. It will be perfect for the owner operating business such as import/export or a similar type. There are plenty of parking spaces and very safe environment with a dispatch company at the next door. The gross rent is including all utilities except the garbage pick up. There are dumpster and garbage bins already but the new tenant should open an own account. Well maintained landscaping by HOA. Easy access to freeways and restaurants.



## Essential Information

MLS® #	PW25072366
Price	\$0
Bathrooms	0.00
Acres	0.17
Type	Commercial Lease
Sub-Type	Mixed Use

Status	Closed
Listing Agent	Jane Lim
Listing Office	Sunny Hills Real Estate, Inc.

### **Community Information**

Address	11438 Knott Street
Area	61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal
Subdivision	N/A
City	Garden Grove
County	Orange
Zip Code	92841

### **Amenities**

Utilities	See Remarks
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### **Exterior**

Lot Description	Landscaped, Paved
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### **Interior**

# of Stories	1
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### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	242
Short Sale	N
RE / Bank Owned	N

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