FOR SALE

± 8,160 SQUARE FOOT
INDUSTRIAL WAREHOUSE BUILDING
± 0.34 ACRE LOT

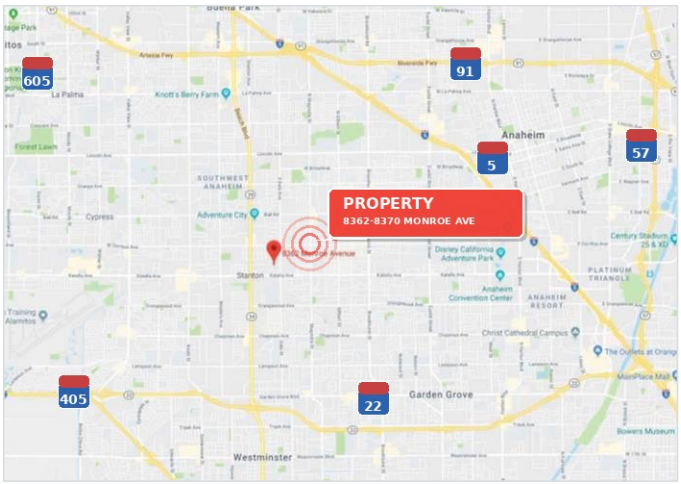


8362–8370 MONROE AVE., STANTON, CA

PROPERTY HIGHLIGHTS

- **±8,160 SF** multi-tenant industrial building
- **Four (4)** units individually metered
- **Six (6)** ground-level doors
- **±15′** warehouse clear height
- **400-625 amps** (verify)
- Distributed power
- Month-to-month tenants
- Total approximate Income $13,056/mth
- Fenced yard
- **Zoning:** Industrial General (IG)
- Opportunity Zone (Tax Benefits Possible)
- Bonus mezzanine not included in SF

LOCATION



IMMEDIATE FREEWAY ACCESS

5 | 22 | 57 | 91 | 405 | 605

Positioned near major Orange County freeway corridors

COLDWELL BANKER

STACIE HATFIELD | 949.702.0267
buywithstacie@gmail.com
CAL DRE Lic#01988835

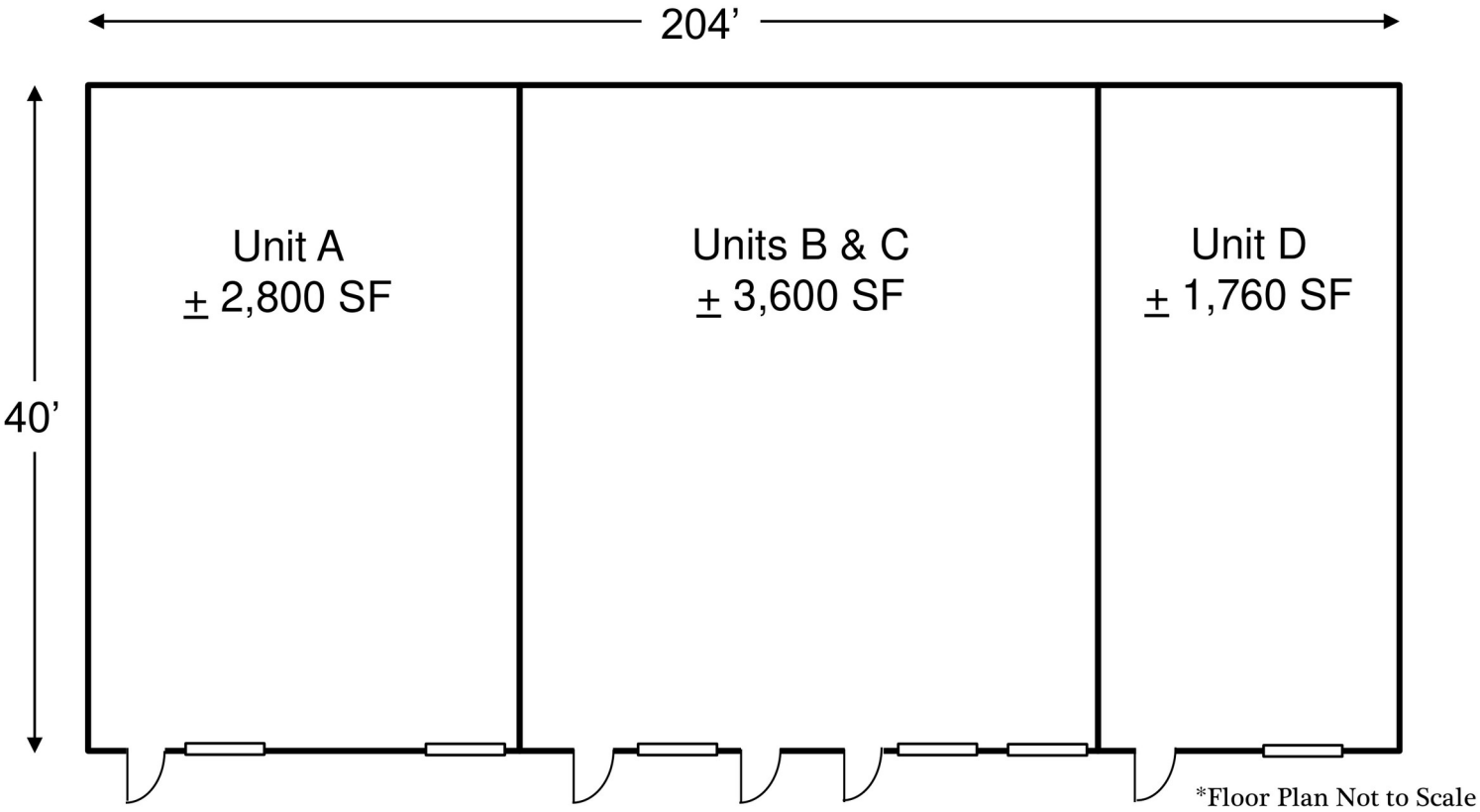
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Ashwill Associates
Commercial Real Estate

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PROPERTY SITE PLAN

8362–8370 MONROE AVENUE | STANTON, CA





EXTERIOR & LOADING ACCESS



WAREHOUSE INTERIOR

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PROPERTY PHOTOGRAPHY

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FRONT EXTERIOR



GATED DRIVEWAY

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