



8230

MONROE AVE.
STANTON | CA | 90680



FOR SALE ±5,085

INDUSTRIAL PROPERTY



5,085 SF
SQUARE FEET



190
OFFICE SF



13 - 14 ft
CLEAR HEIGHT



5
GRADE LEVEL DOORS

FOR MORE INFORMATION PLEASE CONTACT:

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VICE PRESIDENT

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CADRE #00944842

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.


COMMERCIAL REAL ESTATE SERVICES

8230

MONROE AVE.
STANTON | CA

FOR SALE

INDUSTRIAL PROPERTY



PROPERTY HIGHLIGHTS

- CANNABIS ZONED PROPERTY
- Seller Financing Possible
- Multi-Tenant Industrial Building (4 Units)
- 13'-14' Warehouse Clearance
- 3(10'x12'); 2(12'x12') Ground Level Doors
- 200 A / 240 V Per Unit (Verify)
- 2.2:1,000 Parking Ratio
- Lot Size 11,674 SF
- Fenced / Paved Yard
- Central Orange County Location
- Note: Additional unimproved land parcel (see aerial above) of approximately 12,632 SF directly across the street at 8221 Monroe Ave for sale by same Owner for \$TBD.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.27 Acres
Building Size:	5,085 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	9,915	36,813	80,913
Total Population	35,533	124,138	270,849
Average HH Income	\$64,750	\$66,708	\$69,777

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