

8230

MONROE AVE. STANTON | CA | 90680



FOR SALE ±5,085

INDUSTRIAL PROPERTY









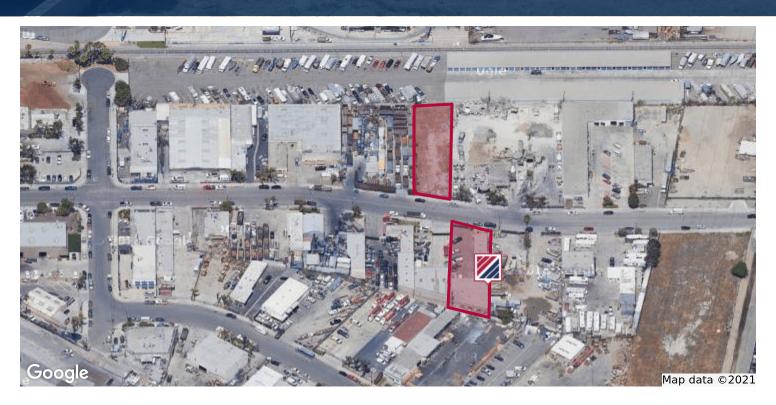
FOR MORE INFORMATION PLEASE CONTACT:

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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

