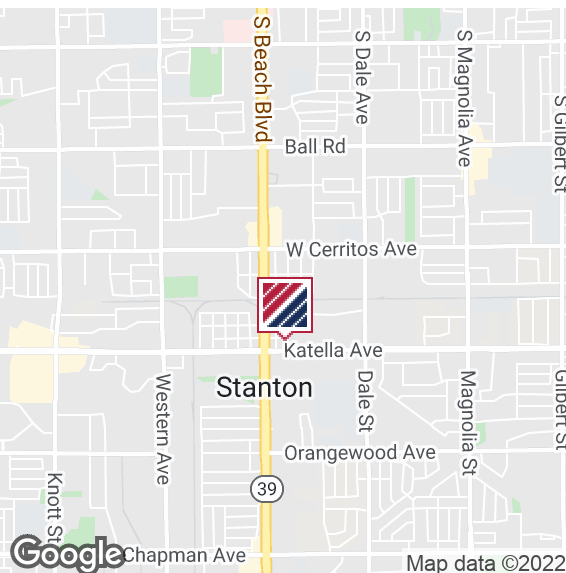




# 10931

**COURT AVENUE  
STANTON | CA**



## FOR LEASE

INDUSTRIAL PROPERTY



**5,975 SF**  
AVAILABLE SPACE



**1,124**  
OFFICE SF



**16 ft**  
CLEAR HEIGHT



**1**  
GL LOADING DOOR

### PROPERTY HIGHLIGHTS

- Free Standing Industrial Building
- ± 800 SF 1st Floor Office Area
- ± 324 SF Mezzanine Breakroom
- ± 526 SF Improved "Bonus" Mezzanine
- 400 Amp/ 120-208 Volt Electrical Service (Verify)
- One 12' x 12' GL Loading Door
- 16' Minimum Warehouse Clearance
- Concrete Paved/ Fenced Yard
- Central Orange County Location

FOR MORE INFORMATION PLEASE CONTACT:

**JIM ST. OMER ROY**

**VICE PRESIDENT**

**P: 949.242.1713**

[jim.saint@daumcommercial.com](mailto:jim.saint@daumcommercial.com)

CADRE #00944842

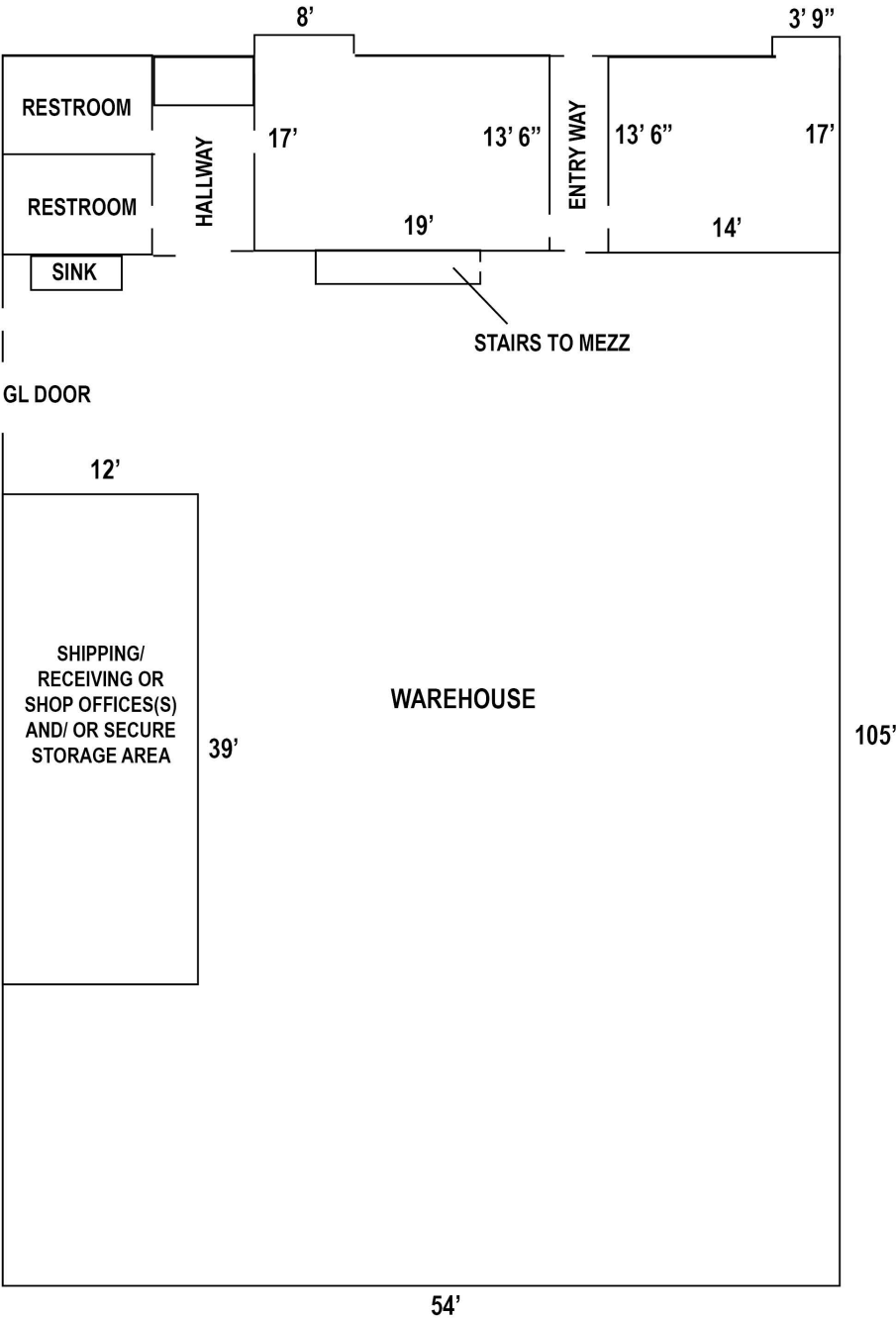
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of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

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

10931

COURT AVE.  
STANTON | CA

FOR LEASE  
INDUSTRIAL PROPERTY



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COURT AVENUE  
STANTON | CA**FOR LEASE**  
INDUSTRIAL PROPERTY**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
Total population	34,328	121,545	271,818
Households	8,907	80,966	201,926
Average HH Income	\$84,747	\$95,288	\$98,152
Total Consumer Spending	\$320M	\$3B	\$7.7B

*\* Demographic data derived from 2010 US Census*

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COMMERCIAL REAL ESTATE SERVICES