

FOR LEASE | ± 6,832 SF

Freestanding Industrial Building

11650 Western Ave., Stanton, CA



PROPERTY FEATURES

- ± 6,832 SF Freestanding Building
- ± 1,800 SF of Office
- Two (2) Ground Level Doors
- 16' Minimum Warehouse Clearance
- 400 Amps of Power (Verify)
- 2:1,000 Parking Ratio
- Western Avenue Frontage
- Fenced Yard
- Located Near the Garden Grove (22) and the San Diego (405) Freeways
- Asking Rate: \$1.45 N/SF with \$0.13 Nets



PAUL CAPUTO, MBA

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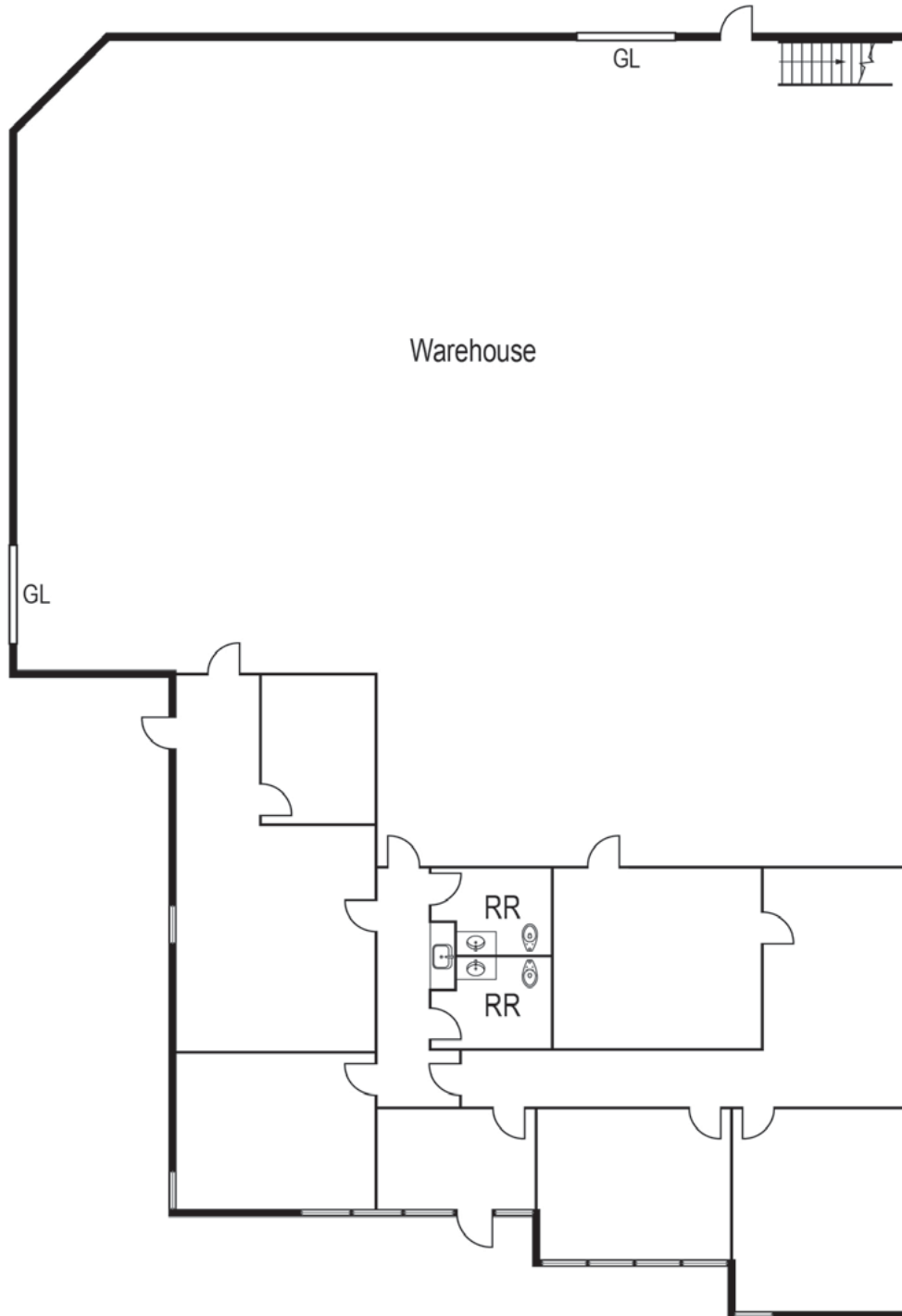
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REAL ESTATE SERVICES

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*Plan not to scale

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