

FOR SALE

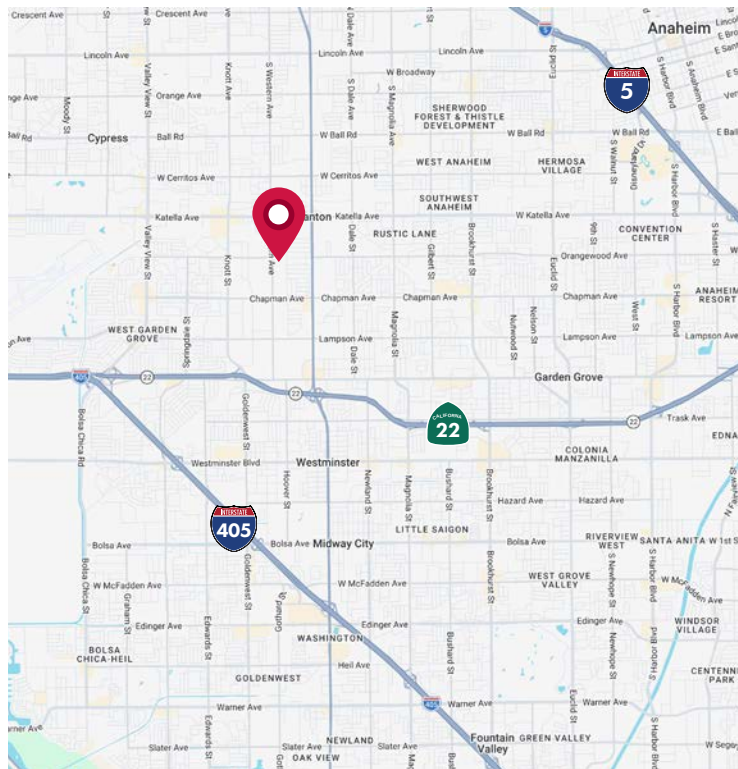
11560 SEABOARD CIR, STANTON

±6,384 SF FREESTANDING INDUSTRIAL BUILDING W/ PRIVATE FENCED YARD



PROPERTY FEATURES

- ±6,384 SF Freestanding Industrial Building
- Large Private Fenced Yard
- ±17,312 SF Parcel (0.40 AC)
- ±1,500 SF Fully Renovated Office Space, Single-Story
- 16' Warehouse Ceilings
- Two (2) Grade Level Doors
 - » One (1) 12'w x 14'h
 - » One (1) 12'w x 12'h
- 400 Amps 120/280v 3p - Buyer to Verify
- No Sprinklers
- No Association
- Built in 1981
- ****Full Building Renovation Just Completed!**
– September 2026**
- Asking Price: \$2,925,000



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

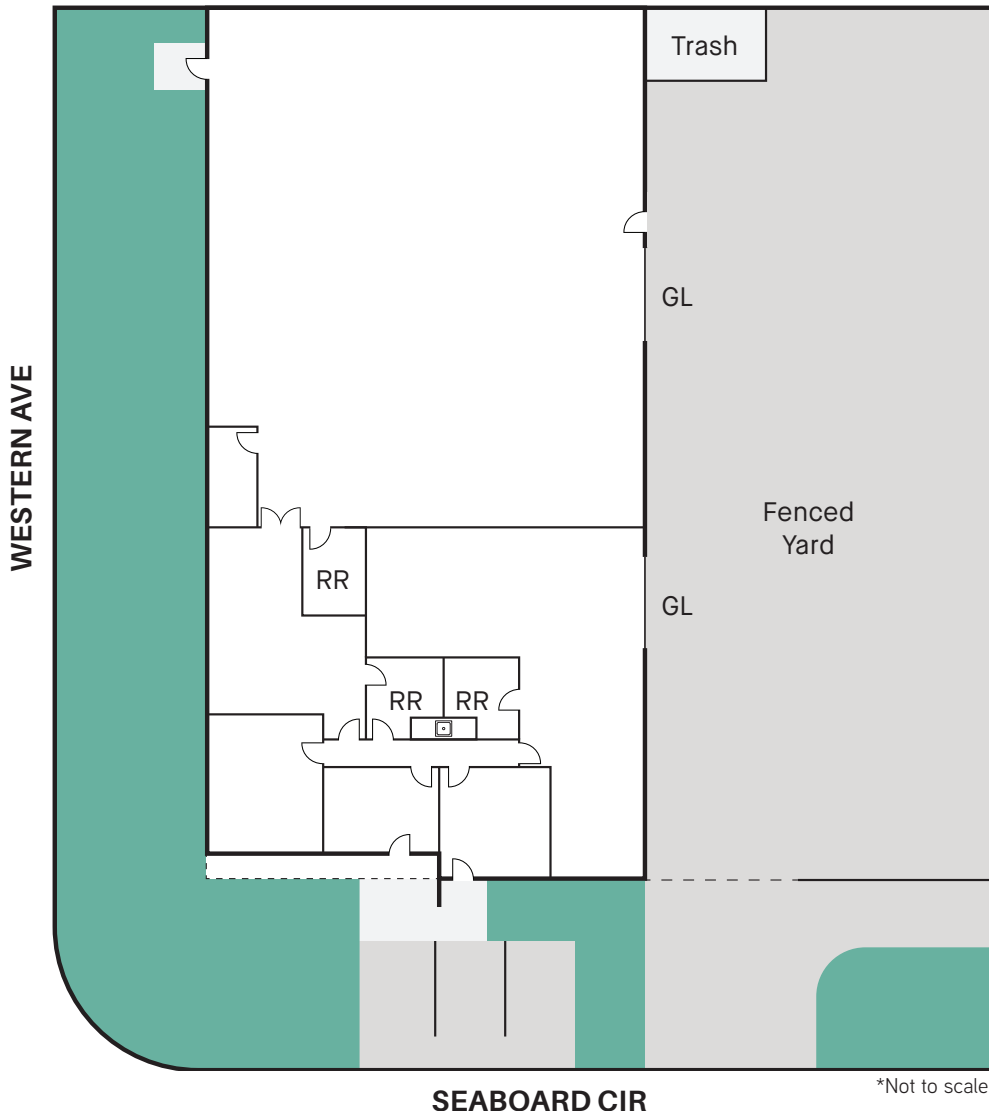
ORANGE COUNTY INDUSTRIAL

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SITE PLAN



RENOVATIONS

- Fully renovated office space including new flooring, new paint, new LED lighting, new ceiling tiles, new restrooms
- New warehouse LED lighting
- New warehouse interior paint
- New exterior building paint
- New elastomeric roof coating with 15-year warranty (buyer to verify)
- New 5-ton roof mounted HVAC unit
- New exterior windows
- New asphalt slurry in yard and parking
- New landscaping
- One (1) new GL door

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