

SALE PRICE:
\$1,700,000 (\$266 PSF)

INDUSTRIAL FOR SALE

8431

MONROE AVE. | STANTON | CA



±6,327 SF
COMMERCIAL
BUILDINGS

250 AMPS
120/208 VOLTS
POWER (VERIFY)

TWO (2)
GRADE LEVEL
DOORS

±9'-10'
WAREHOUSE
CLEARANCE

**EXCLUSIVELY
LISTED BY:**



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@OCINDUSTRIALWAREHOUSES

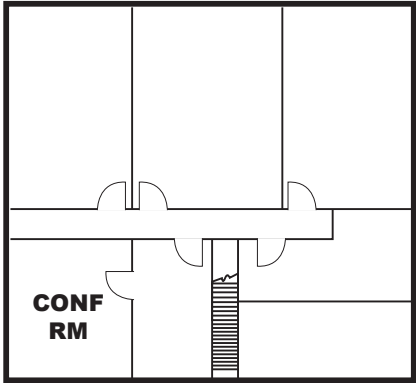
 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

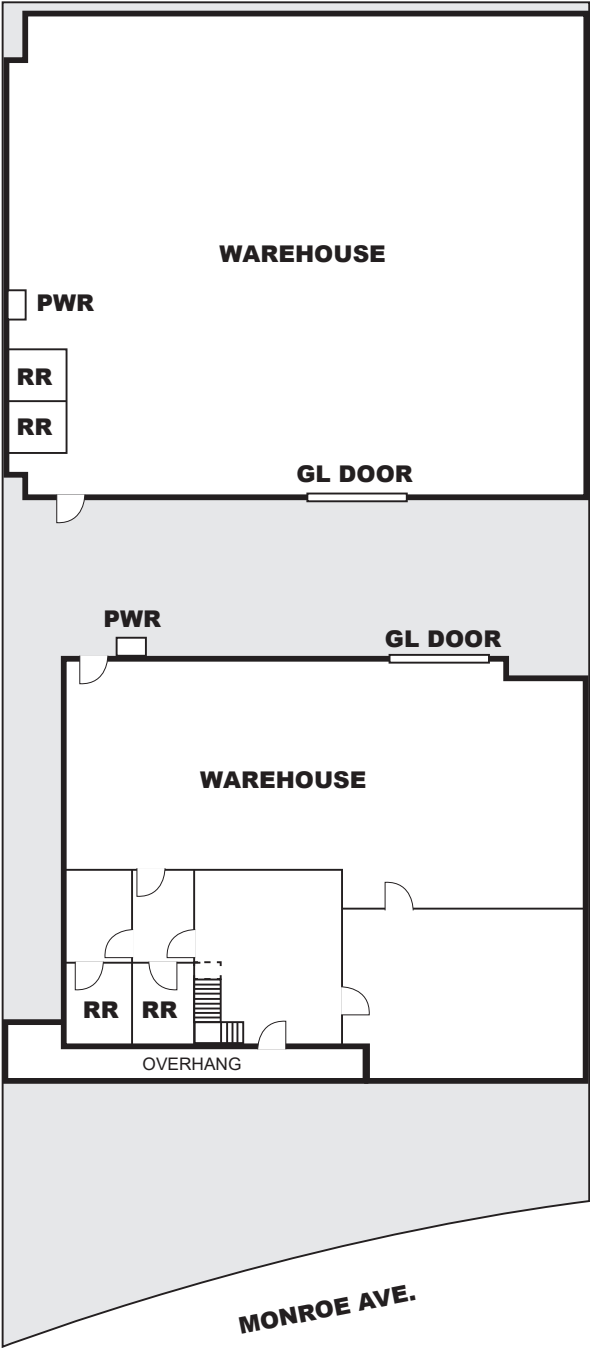
ADDRESS:	8431 Monroe Ave. Stanton, CA 90680
BUILDING SF:	±6,327 SF Total
LOT SIZE:	±0.21 AC
LOT SF:	±9,291 SF
PARKING STALLS:	Twelve (12)
YEAR BUILT:	1981
CLEAR HEIGHT:	±9'-10'
GRADE LEVEL DOORS:	Two (2)
POWER:	250 Amps, 120/208 Volts (Verify)
ZONING:	M
YARD:	Concrete Padded, Fenced



SITE PLAN

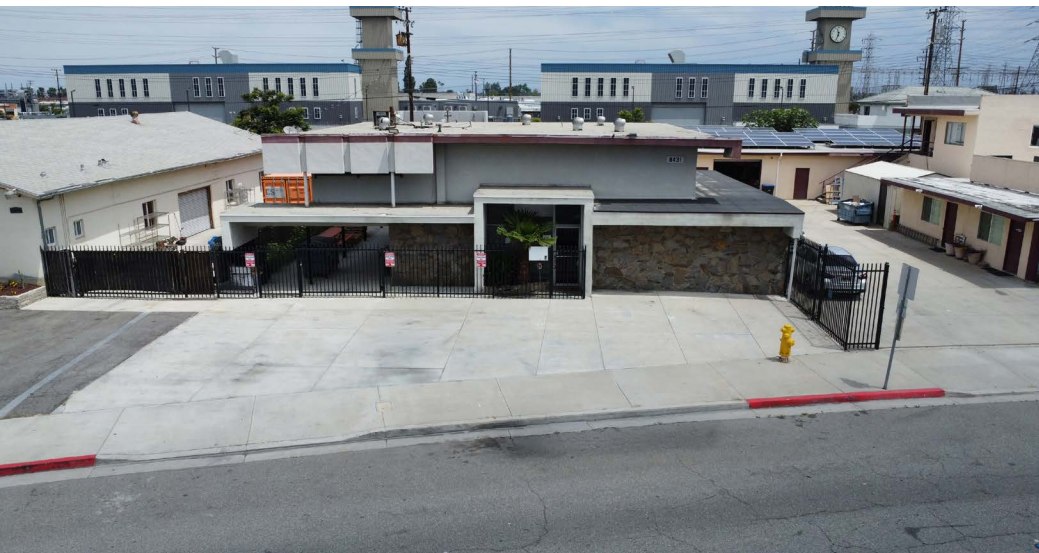


2ND FLOOR

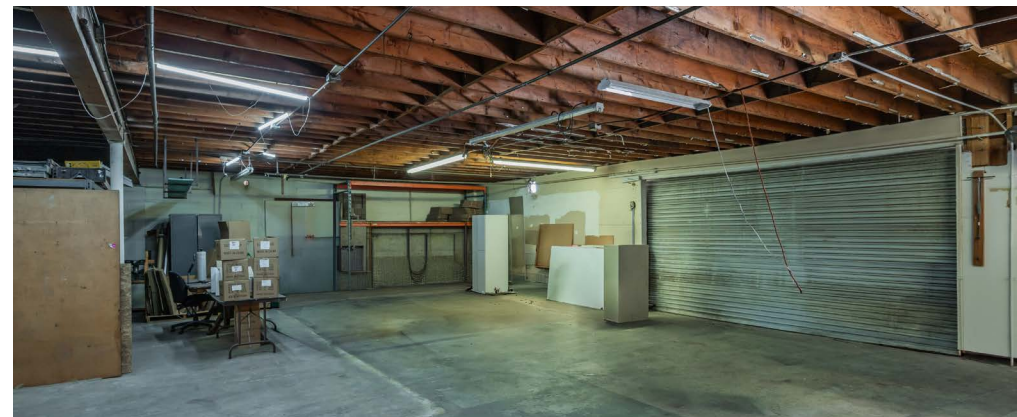


***NOT TO SCALE**

PROPERTY PHOTOS



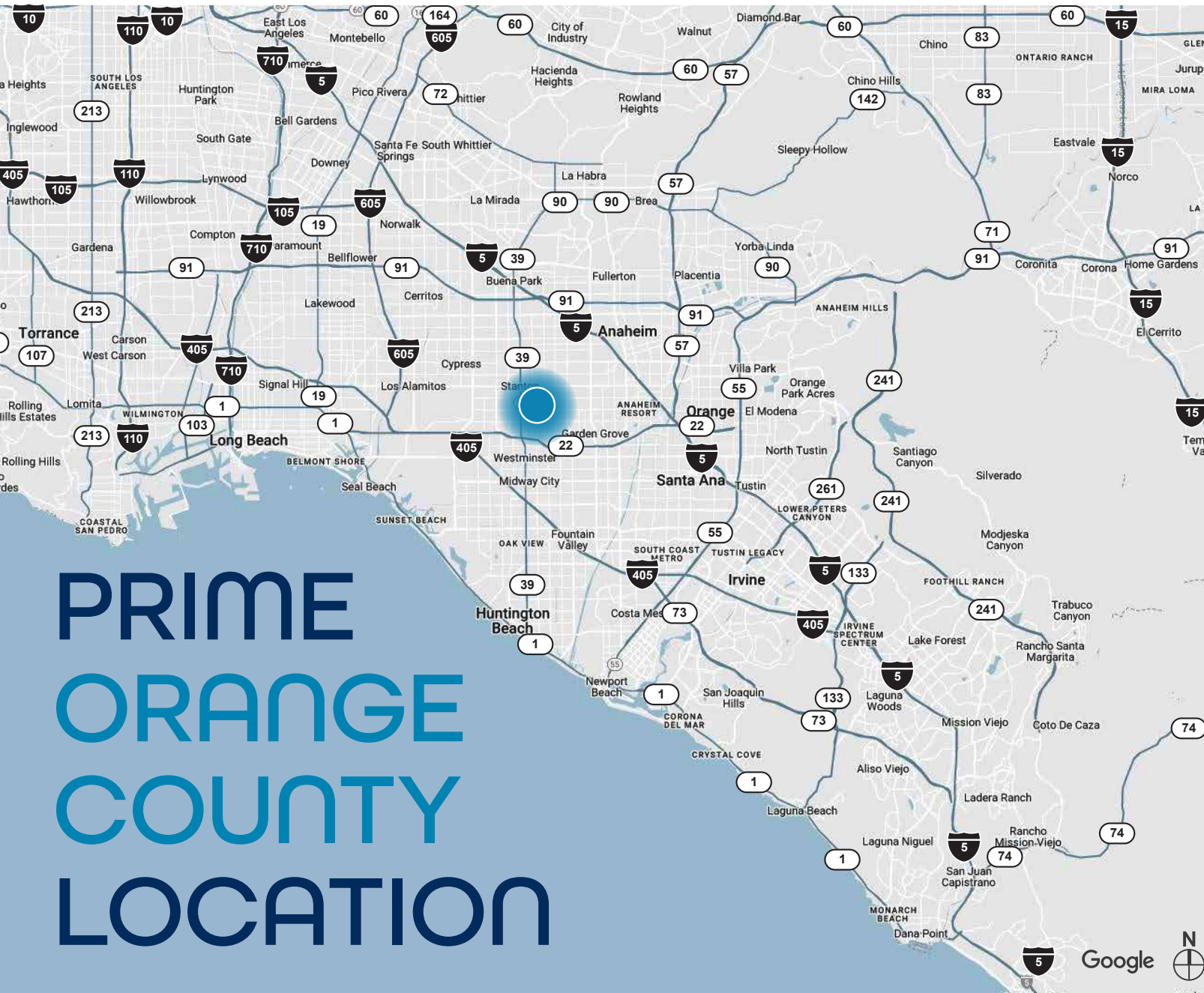
PROPERTY PHOTOS



AMENITIES MAP



LOCATION MAP



PRIME
ORANGE
COUNTY
LOCATION

KEY DISTANCES



LONG BEACH AIRPORT
9.8 Miles

JOHN WAYNE AIRPORT
14.9 Miles

**LOS ANGELES INT'L
AIRPORT** | 32.9 Miles



CA - 39 hwy
0.5 Miles

CA - 22 FWY
2.8 Miles

CA - 405 FWY
5.7 Miles

CA - 605 FWY
8.9 Miles



**PORT OF
LONG BEACH**
24.3 Miles

**PORT OF
LOS ANGELES**
25.5 Miles

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