

For Sale $\pm 12,000$ SF

Retail – Showroom – Industrial – Flex

8351 Katella Ave | Stanton, CA | 90680

PGi



KATELLA AVE ADT 26,000+ CARS PER DAY



Exclusively Listed

- **Steve A. Abraham**
- Broker
- 949.673.5700
- steve@pgire.com
- **DRE LIC # 00873105**

PROPERTY OVERVIEW

SALE PRICE \$3,400,000

PRICE / SF \$283 PSF

TOTAL BUILDING SF ± 12,000

LOT SIZE (SF/AC) ± 29,182 / 0.67

WAREHOUSE SF ± 8,771

SHOWROOM SF ± 3,229

CLEAR HEIGHT 16' Min (18' most areas)

3 GRD LEVEL DOORS 1 @ Front of Bldg. 16' W x 8' H
2 @ Rear of Bldg. 12' W x 12' H

YEAR BUILT 1978

YEAR RENOVATED 2017

PARKING 2.5:1000 (30 Spaces)

GAS STUBBED & AVAILABLE

POWER 400a / 480v / 3 phase / 3 wire

The above information was obtained from reliable sources but is not guaranteed.



ALLOWABLE USES

Full Zoning

ZONING: IG – Permitted Uses

Agricultural

- Hydroponics

Recreation

- Adult-Oriented Business

Industry, Manufacturing & Warehousing

- Accessory Industrial-Supporting Sales & Services
- Construction Contractor Base
- Laboratory
- Maintenance/Repair Client-Site Services
- Manufacturing/Processing Light & Medium Intensity
- Personal Storage Facility
- Printing Publishing
- Collection Facility
- Research & Development

Retail Trade Uses

- Accessory Retail Sales and Services
- Building/Landscape Materials Sales

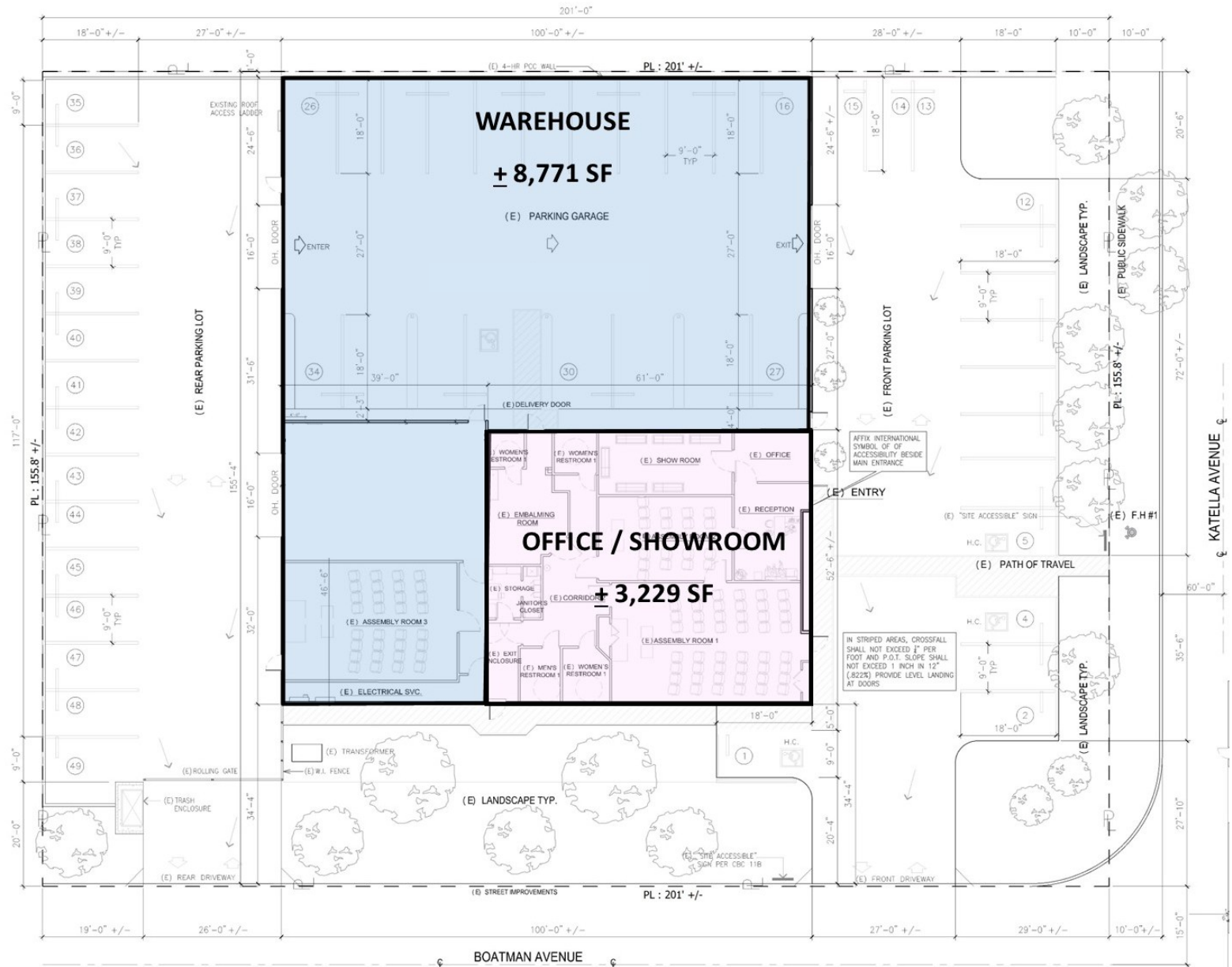
Service Uses

- Veterinarian
- Equipment Rental, Repairs & Sales
- Funeral Home, Mortuary (Crematorium with CUP)





SITE PLAN - 8351 Katella Ave Stanton, CA | 90680





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