



the**NETWORK**

INDUSTRIAL PROPERTY

OPPORTUNITY ZONE

8100 Electric Ave
Stanton, California 90680
Corner Lot | Cul De Sac

4,826 SF Building | 10,647 SF Lot

Property Description

Situated in the heart of Stanton, this remodeled concrete block property offers a prime opportunity for a wide range of business uses. Located on a corner lot in a cul de sac with 4,826 sqft of building space on a 10,647 sqft lot.

Property Details

Type: Industrial

Lot: 10,647 SF

Floors: 1

Building: 4,826 SF

Year Built: 1962

Zoning: Industrial

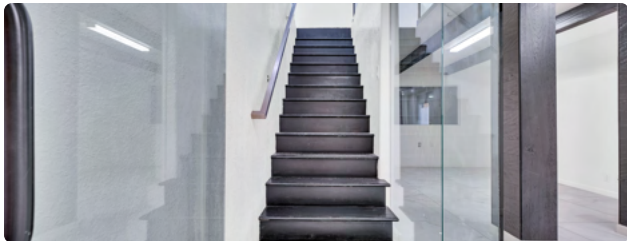


Power Infrastructure

- 400 Amp Service
- 3-Phase Power Supply
- 3-Phase Transformer
- General Duty Safety Switch

INTERIOR SPACES & AMENITIES

Professional Interior Spaces



Office & Work Areas

- Multiple Private Office Spaces
- Conference Room
- Kitchen Facilities
- Private 2nd Floor Mezzanine



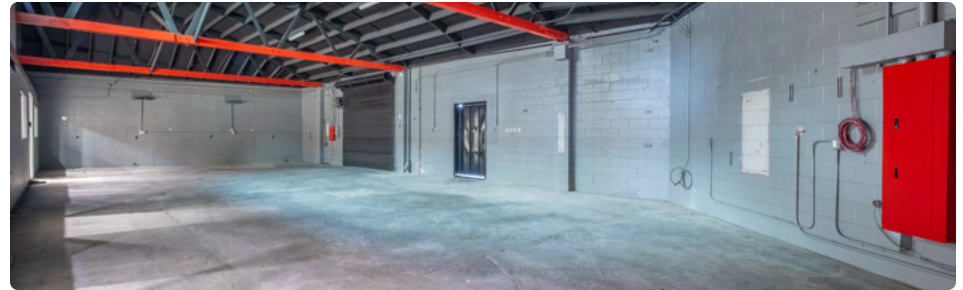
Facilities & Security

- 1 Full Bathroom with Shower
- 2 Half Bathrooms
- Security Windows
- Door Roll Ups

WAREHOUSE & INDUSTRIAL FEATURES

Heavy-Duty Industrial Infrastructure

Two warehouse roll-up doors and steel fenced backyard entrance for secure operations



Industrial Applications

- Industrial Manufacturing
- Warehouse Operations
- Distribution Center
- Cultivation Facility

Commercial Applications

- Auto Design Studio
- Car Storage Facility
- Retail Operations
- Delivery Hub

OPPORTUNITY ZONE INVESTMENT

Prime Opportunity Zone Location

Located in the heart of Stanton on a corner lot in a cul de sac. Industrial zoned with steel fenced backyard entrance.



OPPORTUNITY ZONE BENEFITS

- ✓ Capital Gains Tax Deferral
- ✓ Tax Reduction on Deferred Gains
- ✓ Tax Elimination on New Gains

Property Summary

Building	4,826 SF
Lot	10,647 SF
Power	400 Amp, 3-Phase
Address	8100 Electric Ave, 90680

Schedule a Tour
Donato Pagtakhan

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Industrial Opportunity Zone Property

The layout is perfect for industrial usage, warehouse, car storage, auto design studio, retail, delivery, cultivation, or distribution.

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Licensed as Real Estate Salesperson by the CA DRE. Donato Pagtakhan, DRE#02096939.