

FOR SALE - 5,016 SF

# 8046 MAIN STREET

STANTON, CA 90680



**DAN BERKENFIELD**  
SENIOR VICE PRESIDENT, PARTNER  
562.833.7011  
dberkenfield@voitco.com  
Lic. #01706467

**RACHEL BURNEY**  
ASSOCIATE  
562.533.4225  
rburney@voitco.com  
Lic. #02217852

**MATT PETERS**  
VICE PRESIDENT  
949.263.5305  
mpeters@voitco.com  
Lic. #02065503

**Voit**  
REAL ESTATE SERVICES

# Property Overview

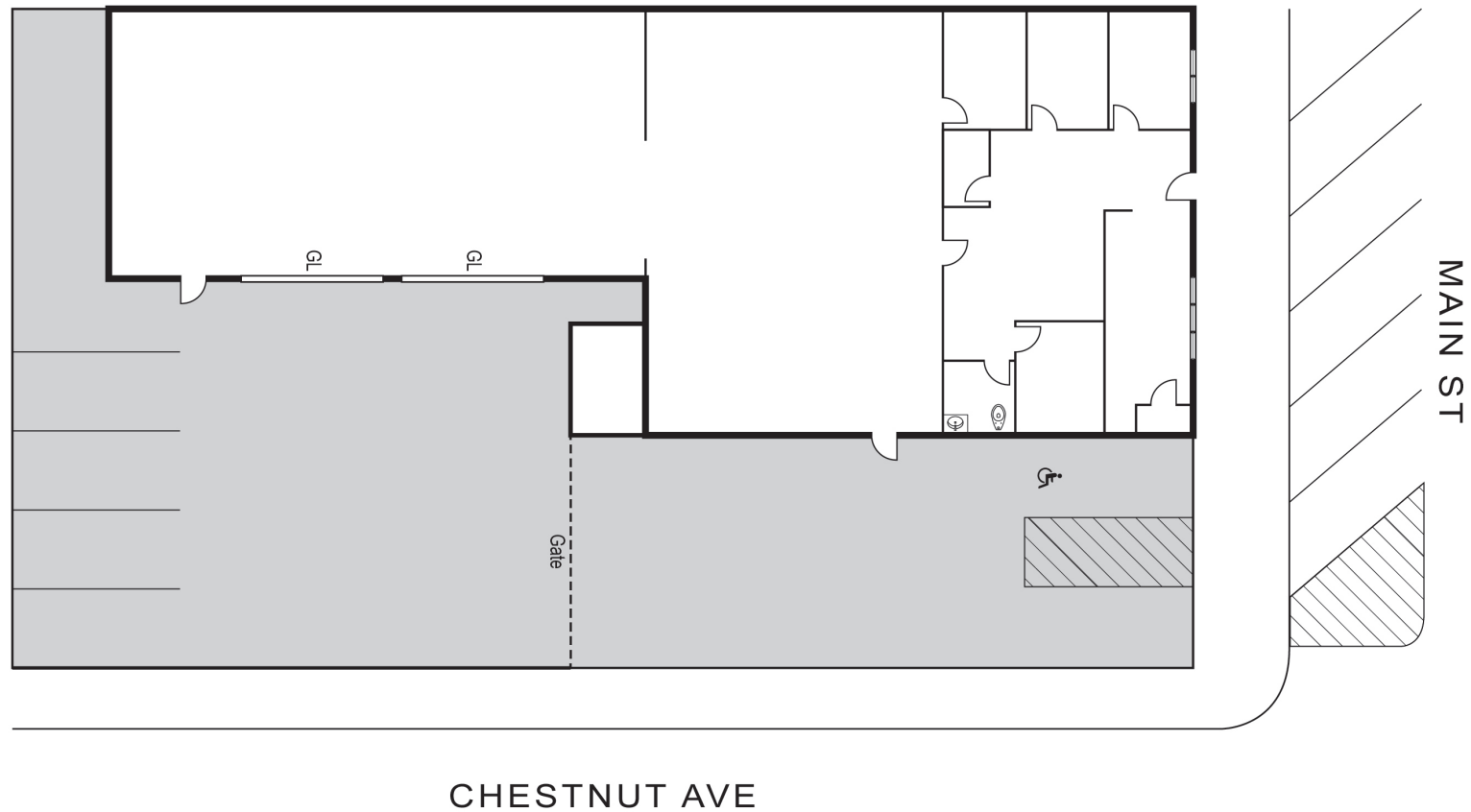


**FOR SALE**  
**\$2,000,000 (\$399 PSF)**

Address	8046 Main Street, Stanton, CA
Building Size	± 5,016 SF
Office Area	± 1,230 SF
SF Lot	± 10,688 SF
Year Built	1951
Clear Height	17' Foot
Loading Doors	Two (2) Ground Level Doors
Yard	Private, Fenced Yard Area
Power	200 Amps (verify)
Zoning	IG (Industrial General Zone)



# Floor Plan



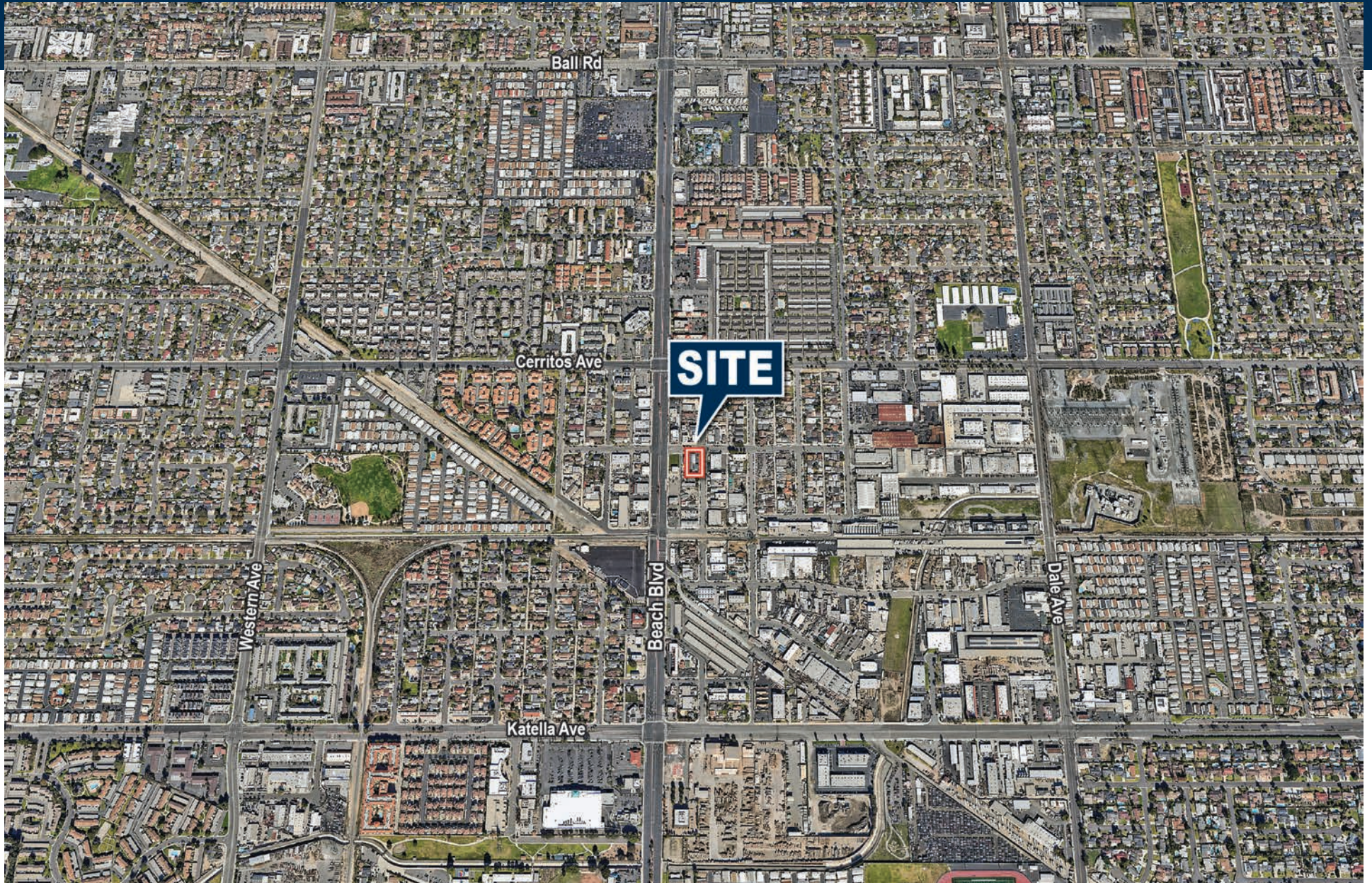


# Building Photos





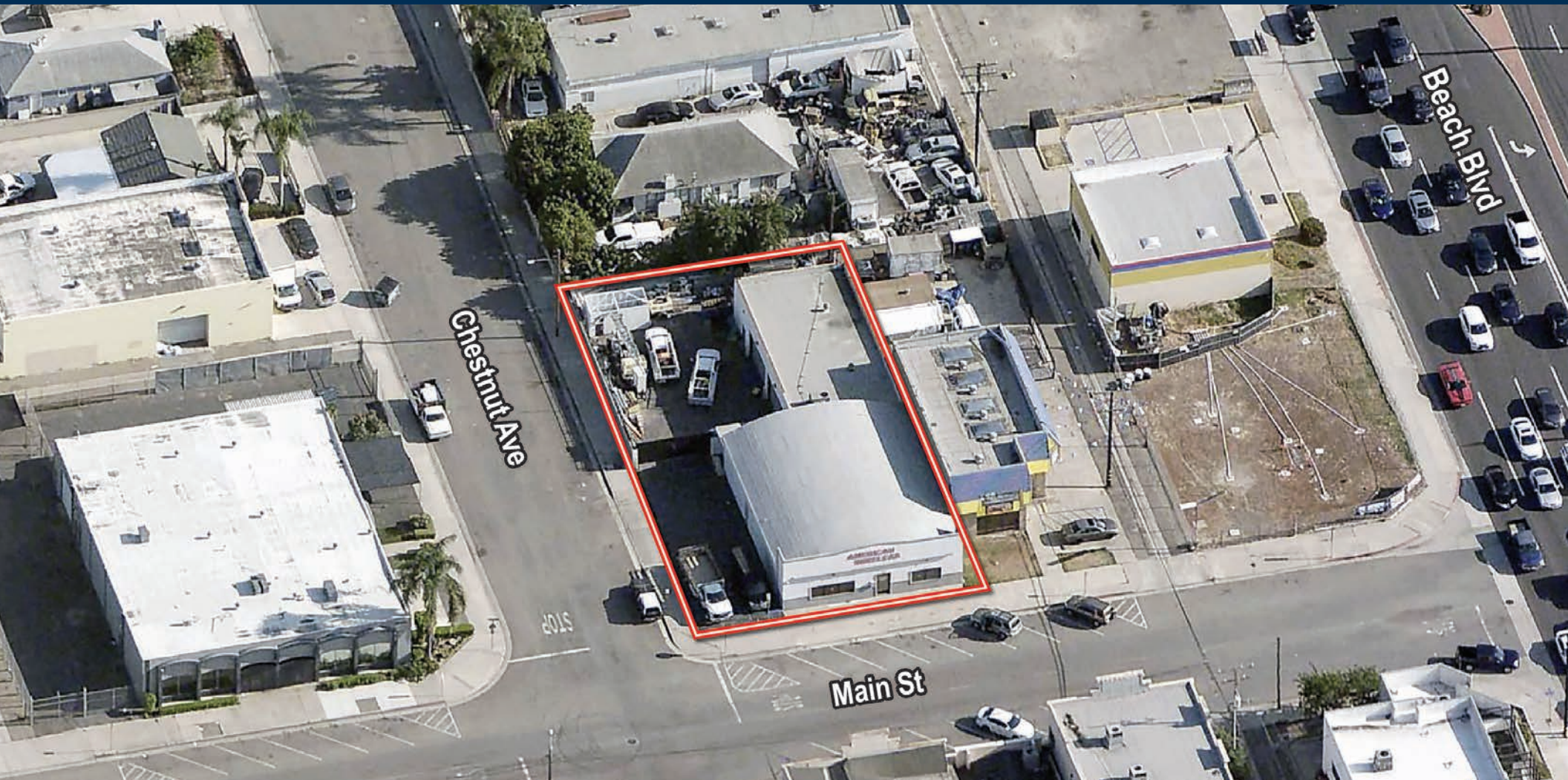
# Aerial Map





# 8046 MAIN STREET

STANTON, CA 90680



**DAN BERKENFIELD**  
SENIOR VICE PRESIDENT, PARTNER  
562.833.7011  
dberkenfield@voitco.com  
Lic. #01706467

**RACHEL BURNEY**  
ASSOCIATE  
562.533.4225  
rburney@voitco.com  
Lic. #02217852

**MATT PETERS**  
VICE PRESIDENT  
949.263.5305  
mpeters@voitco.com  
Lic. #02065503

**Voit**  
REAL ESTATE SERVICES