

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)
REAR YARD	Concrete Pave & Gated
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)



Outside Seating Area



Concrete Front Parking Lot



Rear Yard - Concrete Paved & Gated



Great Curb Appeal



16'+ Warehouse Clearance



Three (3) Ground Level Doors



Three (3) Restrooms



Nicely Improved Interior Space

WAREHOUSE
+ 8,771 SF
(E) PARKING GARAGE

OFFICE / SHOWROOM
+ 3,229 SF

REAR PARKING LOT
PL : 155.8' +/-

FRONT PARKING LOT
PL : 155.8' +/-

STREET IMPROVEMENTS
PL : 201' +/-

BOATMAN AVENUE

KATELLA AVENUE

EXISTING ROOF LADDER
OH. DOOR
ENTER
EXIT
(E) DELIVERY DOOR
(E) WOMEN'S RESTROOM 1
(E) WOMEN'S RESTROOM 2
(E) SHOW ROOM
(E) OFFICE
(E) RECEPTION
(E) ENTRY
(E) EMBALMING ROOM
(E) ASSEMBLY ROOM 1
(E) ASSEMBLY ROOM 3
(E) ELECTRICAL SVC.
(E) STORAGE
(E) JANITORIES CLOSET
(E) CORRIDOR
(E) EXIT ENCLOSURE
(E) MEN'S RESTROOM
(E) WOMEN'S RESTROOM 1
(E) TRANSFORMER
(E) W.I. FENCE
(E) TRASH ENCLOSURE
(E) ROLLING GATE
(E) REAR DRIVEWAY
(E) FRONT DRIVEWAY
(E) LANDSCAPE TYP.
(E) F.H.#1
(E) PATH OF TRAVEL
(E) "SITE ACCESSIBLE" SIGN
(E) "SITE ACCESSIBLE" SIGN PER CBC 11B
IN STRIPED AREAS, CROSSFALL SHALL NOT EXCEED 1" PER FOOT AND P.O.T. SLOPE SHALL NOT EXCEED 1 INCH IN 12" (.822%) PROVIDE LEVEL LANDING AT DOORS
AFFIX INTERNATIONAL SYMBOL OF ACCESSIBILITY BESIDE MAIN ENTRANCE



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