

FOR LEASE | ± 849 - 12,912 SF

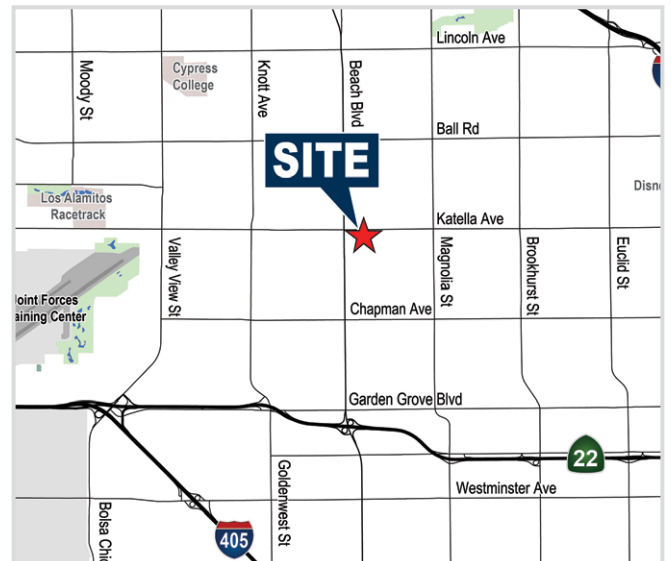
High-Image Multi-Tenant Buildings

8200-8220 Katella Avenue, Stanton, CA



PROPERTY FEATURES

- High Image Multi-Tenant Buildings
- Mix of Industrial, Office, and Retail Units
- On-Site Property Management & Security
- Spectrum High Speed Internet
- Excellent Access to the 22 & Beach Blvd.
- High Identity Location in Excellent Stanton Area (Beach Blvd., Katella Ave., are closest cross streets)
- Retail and Industrial Units Have Ground Level Roll-Up Doors & Private Restrooms
- BP Zoning (*Verify*)



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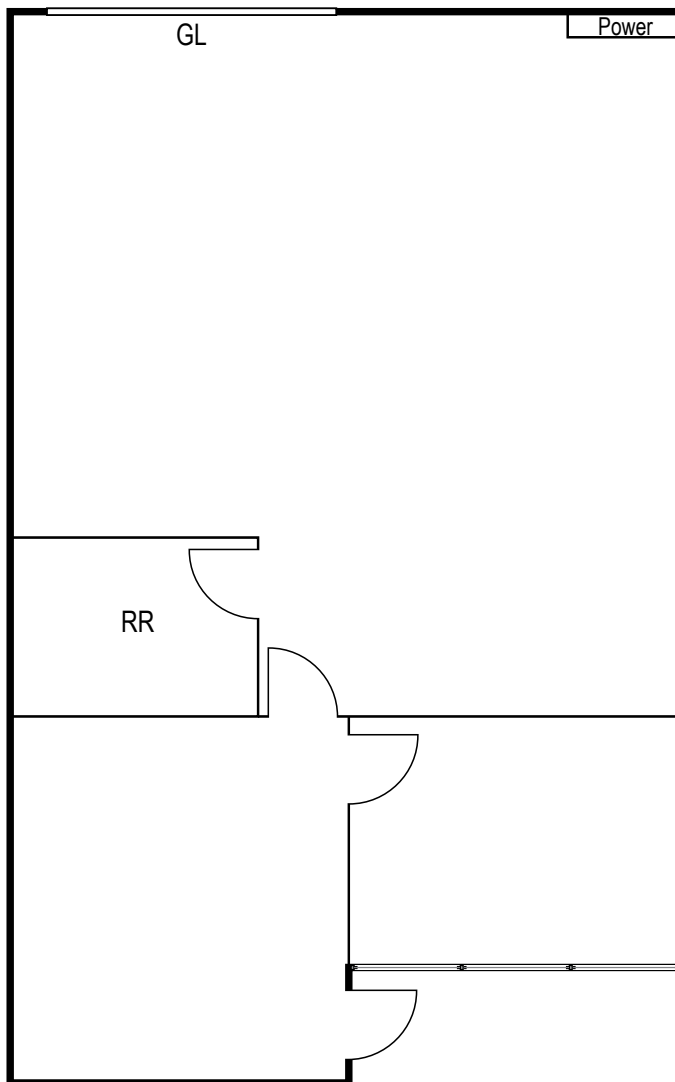
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REAL ESTATE SERVICES

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High-Image Multi-Tenant Buildings

8200-8220 Katella Avenue, Stanton, CA

Bldg. 8210, Suite D



Note: Floor Plan is approximate and may not be to scale.

INDUSTRIAL: 8210 KATELLA AVENUE

Suite	Size SF	Office SF	Asking Rate/SF	Availability	Comments
D	±1,500	TBD	\$1.55 PSF	Now	Private restroom and one ground level loading door.



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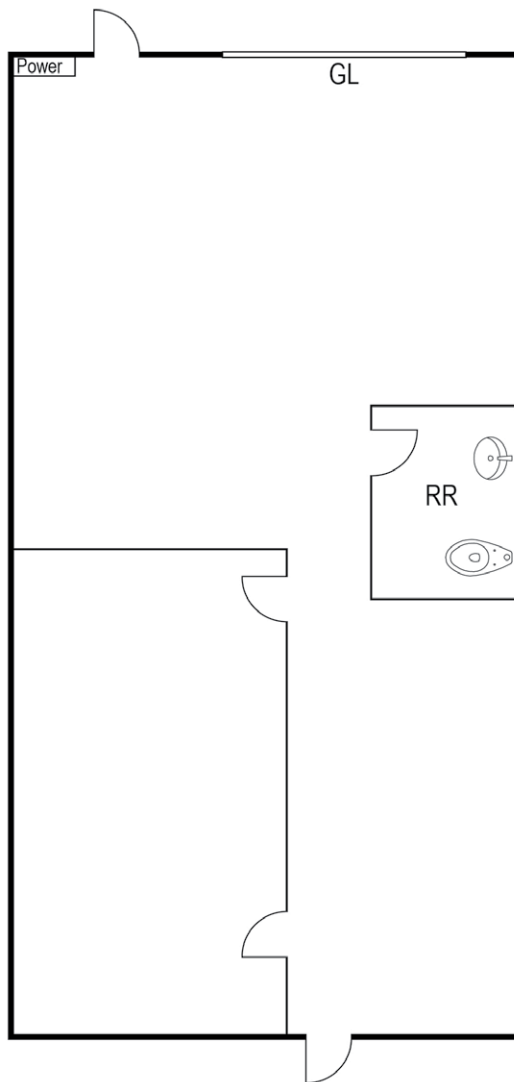


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High-Image Multi-Tenant Buildings

8200-8220 Katella Avenue, Stanton, CA

Bldg. 8210, Suite E



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INDUSTRIAL: 8210 KATELLA AVENUE

Suite	Size SF	Office SF	Asking Rate/ SF	Availability	Comments
E	±1,500	TBD	\$1.55 PSF	Now	Private restroom and one ground level loading door.



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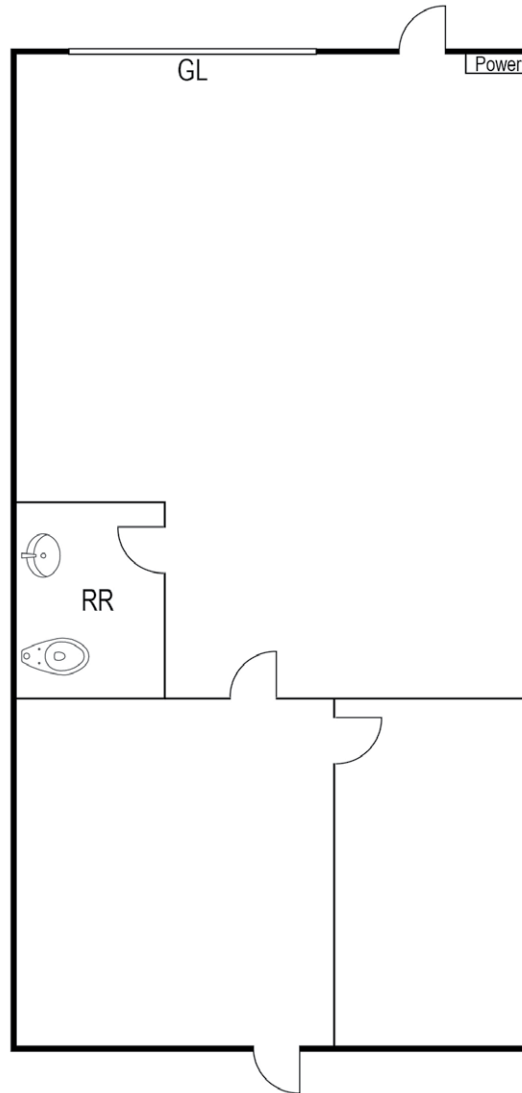
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High-Image Multi-Tenant Buildings

8200-8220 Katella Avenue, Stanton, CA

Bldg. 8210, Suite F



Note: Floor Plan is approximate and may not be to scale.

INDUSTRIAL: 8210 KATELLA AVENUE

Suite	Size SF	Office SF	Asking Rate/ SF	Availability	Comments
F	±1,500	TBD	\$1.55 PSF	Now	Private restroom and one ground level loading door.



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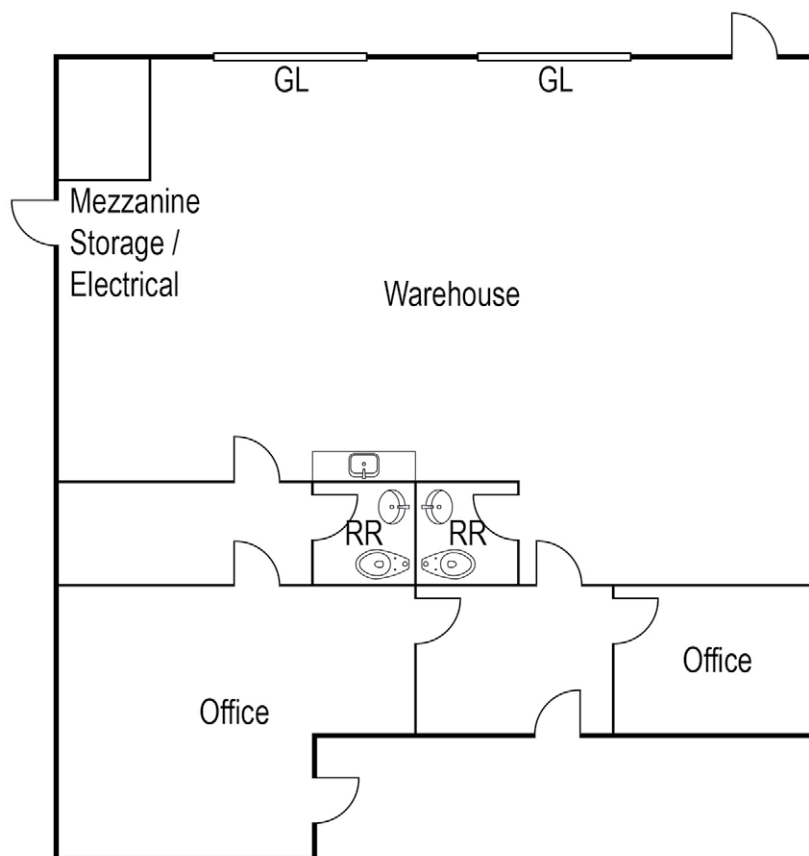
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High-Image Multi-Tenant Buildings

8200-8220 Katella Avenue, Stanton, CA

Bldg. 8200, Suite G/H



Note: Floor Plan is approximate and may not be to scale.

INDUSTRIAL: 8200 KATELLA AVENUE

Suite	Size SF	Office SF	Asking Rate/ SF	Availability	Comments
G/H	±2,779	TBD	\$1.55 PSF	Now	Floor drain, 3 offices, 2 private restrooms, 2 ground level loading doors, and warehouse sink.



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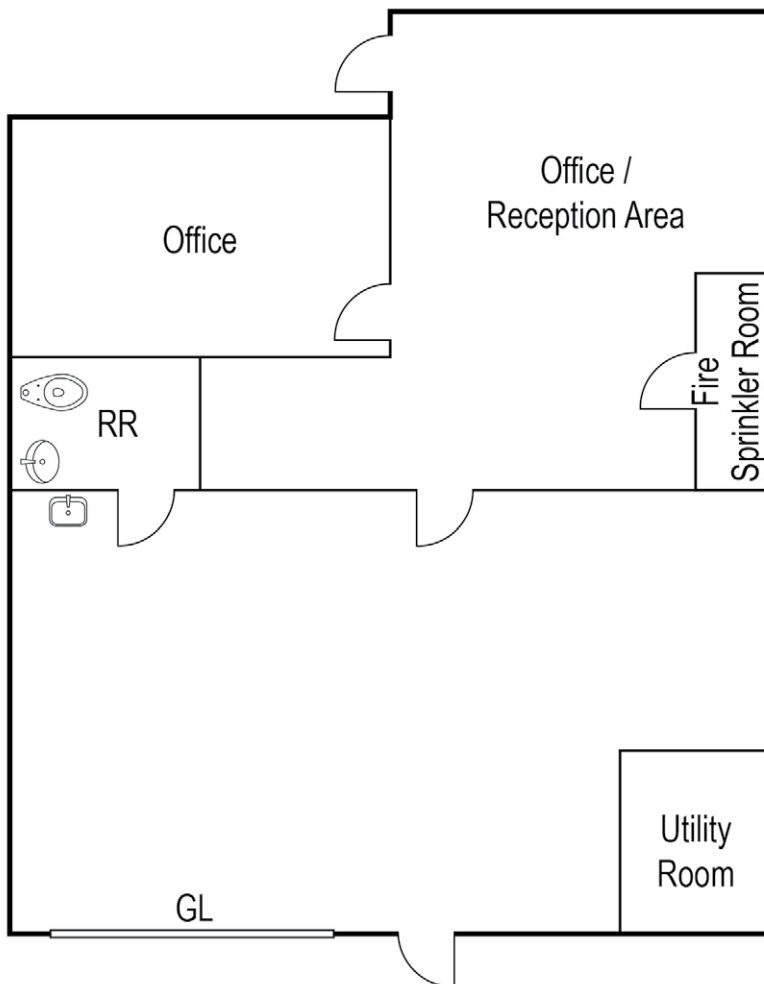


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High-Image Multi-Tenant Buildings

8200-8220 Katella Avenue, Stanton, CA

Bldg. 8210, Suite A



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INDUSTRIAL: 8210 KATELLA AVENUE

Suite	Size SF	Office SF	Asking Rate/ SF	Availability	Comments
A	±2,381	TBD	\$1.55 PSF	Now	Private restroom and one ground level loading door.



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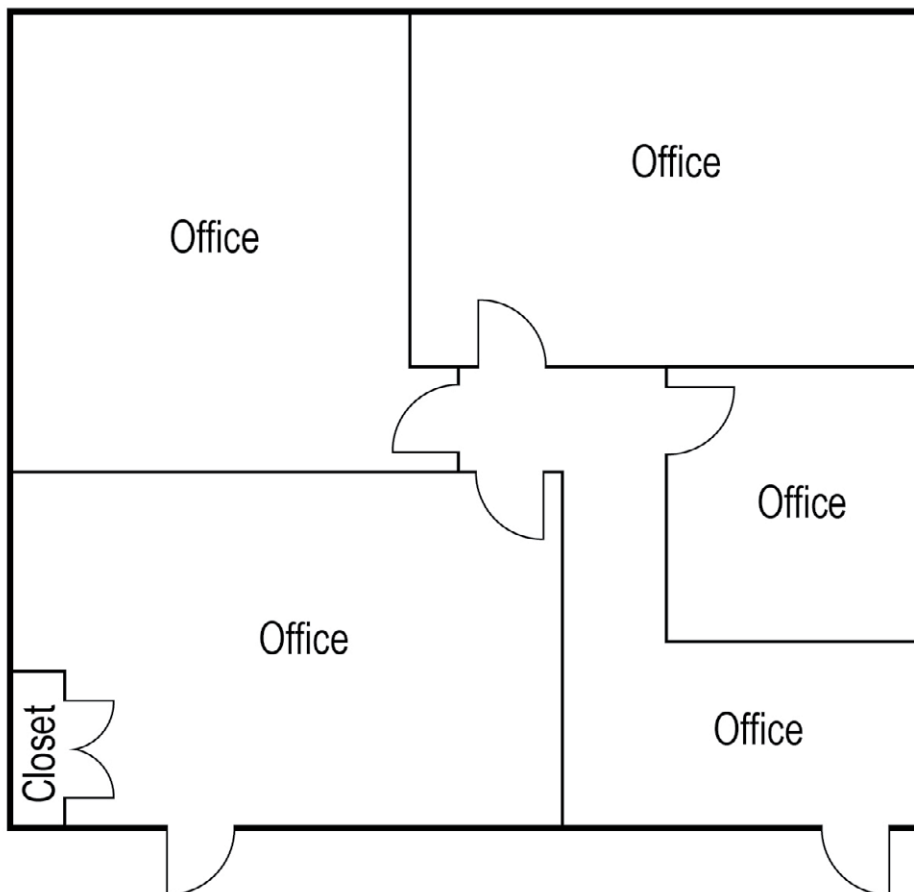


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High-Image Multi-Tenant Buildings
 8200-8220 Katella Avenue, Stanton, CA

Bldg. 8220, Suite 208/209



Note: Floor Plan is approximate and may not be to scale.

INDUSTRIAL: 8220 KATELLA AVENUE

Suite	Size SF	Office SF	Asking Rate/ SF	Availability	Comments
208/209	±849	±1,773	\$1.00 PSF	Now	2nd Floor Office Suite



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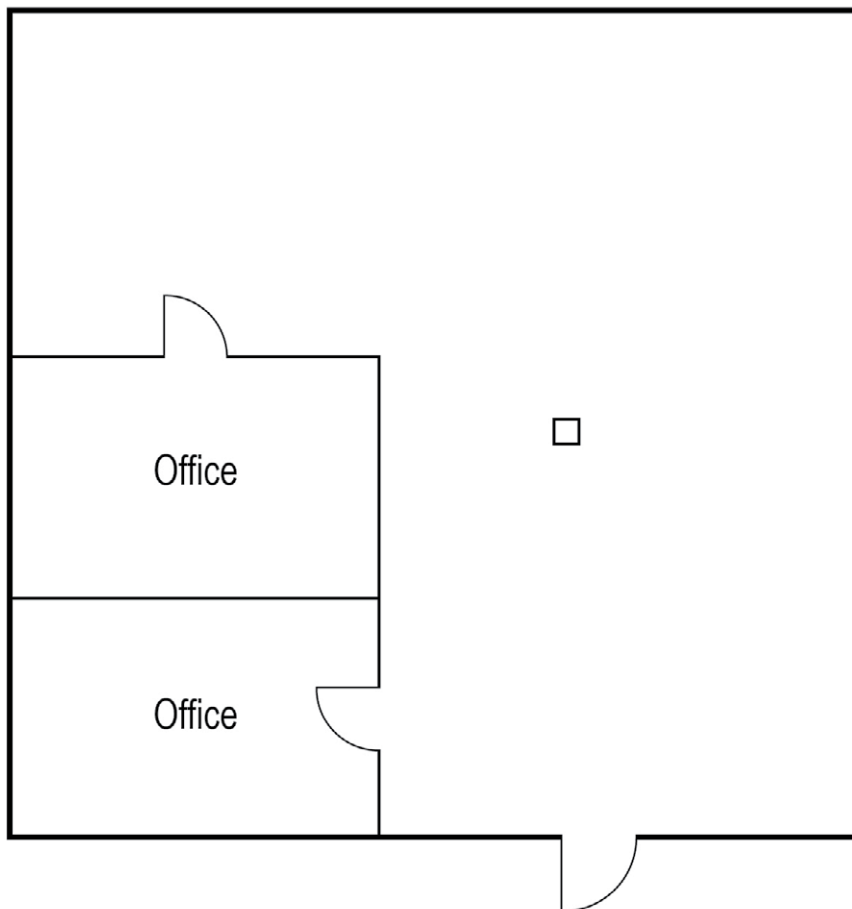


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Bldg. 8220, Suite 206



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INDUSTRIAL: 8220 KATELLA AVENUE

Suite	Size SF	Office SF	Asking Rate/ SF	Availability	Comments
206	±1,479	±1,479	\$1.00 PSF	Now	2nd Floor Office Suite



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