

FOR LEASE | ± 849 - 12,912 SF

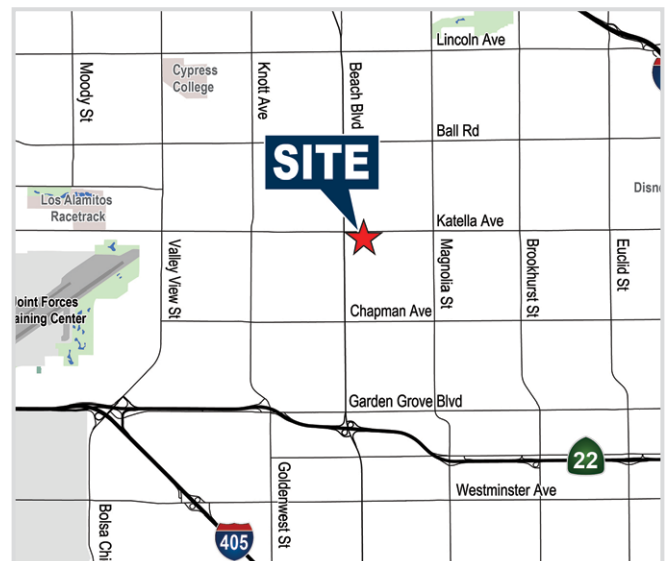
High-Image Multi-Tenant Buildings

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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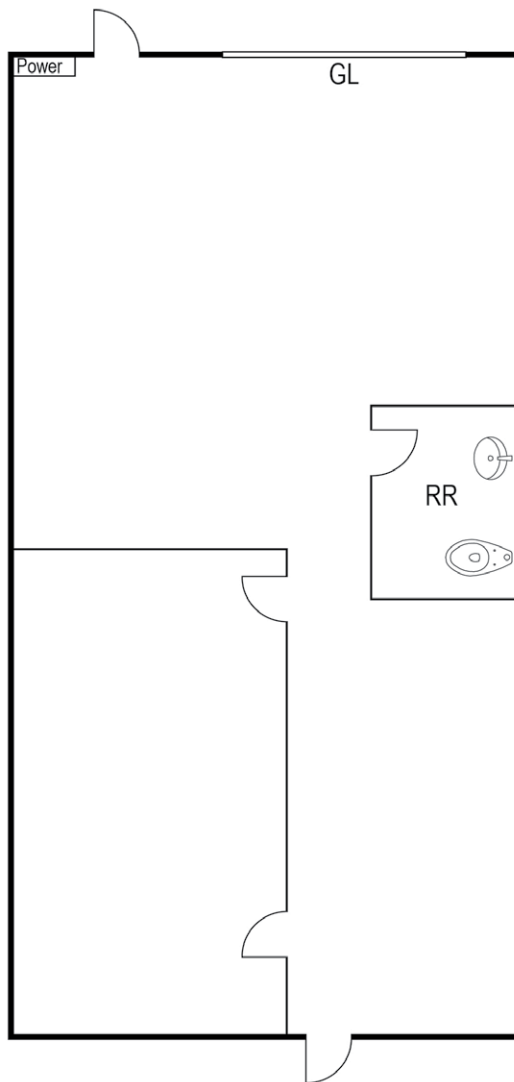
Voit
REAL ESTATE SERVICES

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High-Image Multi-Tenant Buildings

8200-8220 Katella Avenue, Stanton, CA

Bldg. 8210, Suite E



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 |
|-------|---------|-----------|----------------|--------------|---|
| E | ±1,500 | TBD | \$1.55 PSF | Now | Private restroom and one ground level loading door. |



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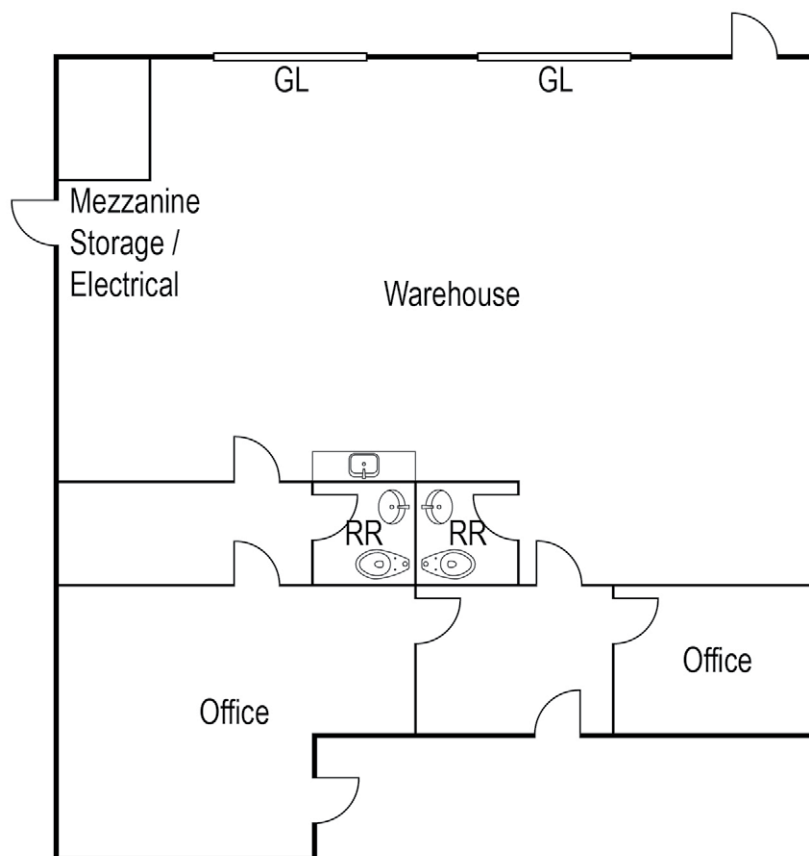


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High-Image Multi-Tenant Buildings

8200-8220 Katella Avenue, Stanton, CA

Bldg. 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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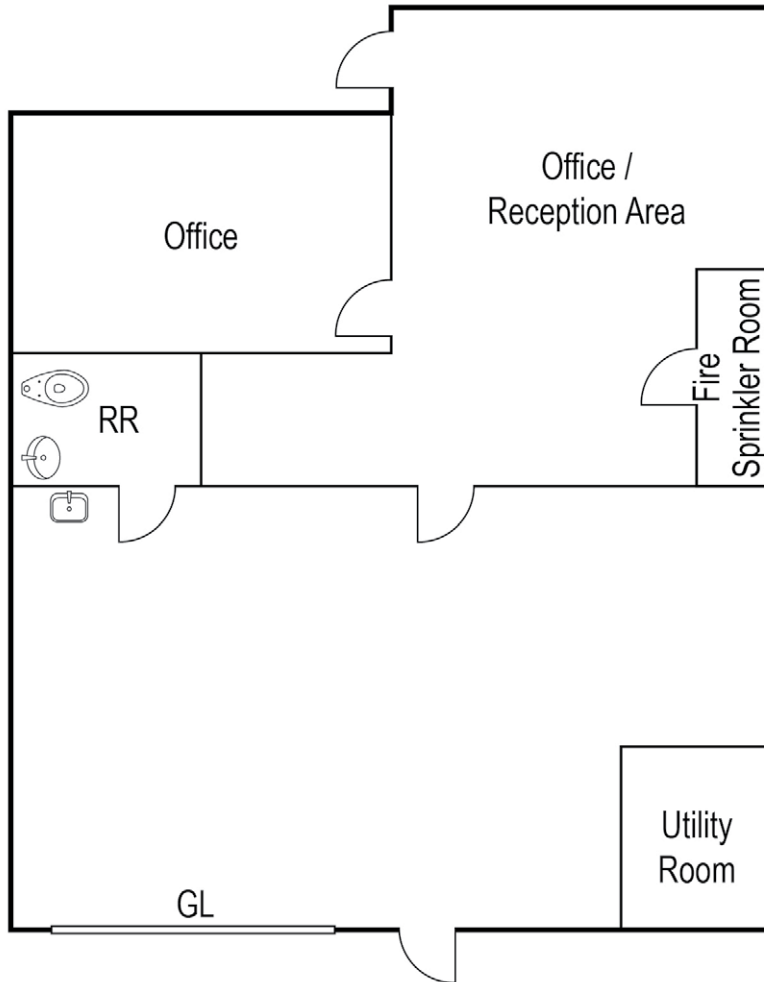


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High-Image Multi-Tenant Buildings

8200-8220 Katella Avenue, Stanton, CA

Bldg. 8210, Suite A



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 |
|-------|---------|-----------|-----------------|--------------|---|
| A | ±2,381 | TBD | \$1.55 PSF | Now | Private restroom and one ground level loading door. |



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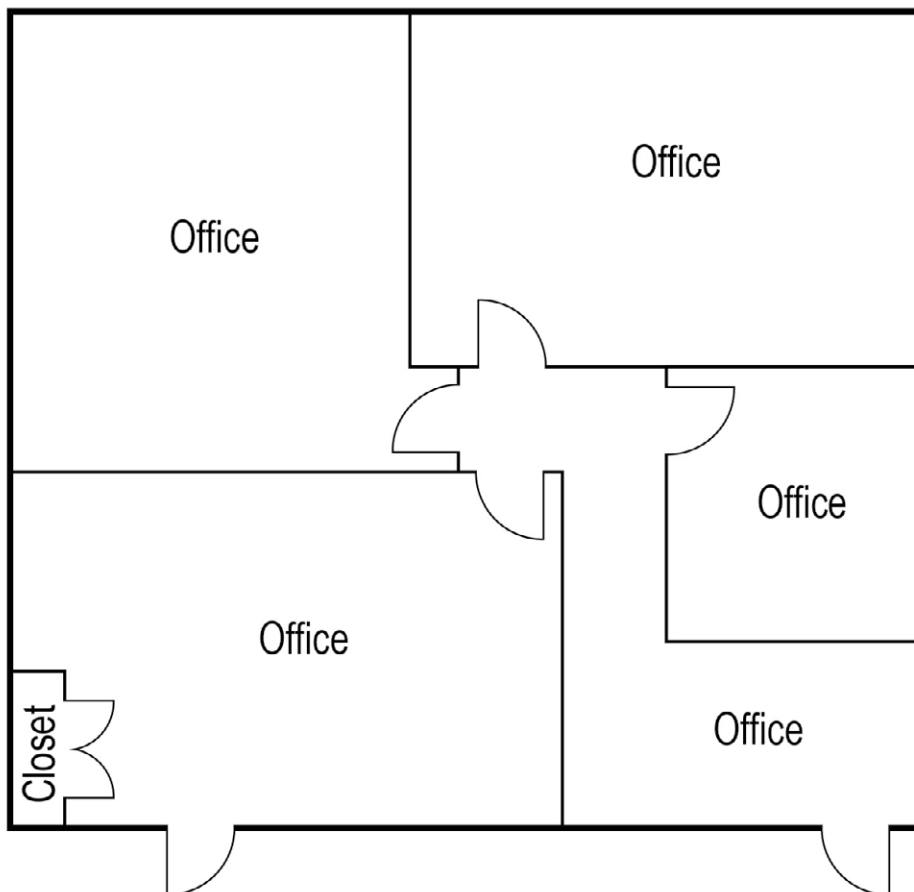


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High-Image Multi-Tenant Buildings
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Bldg. 8220, Suite 208/209



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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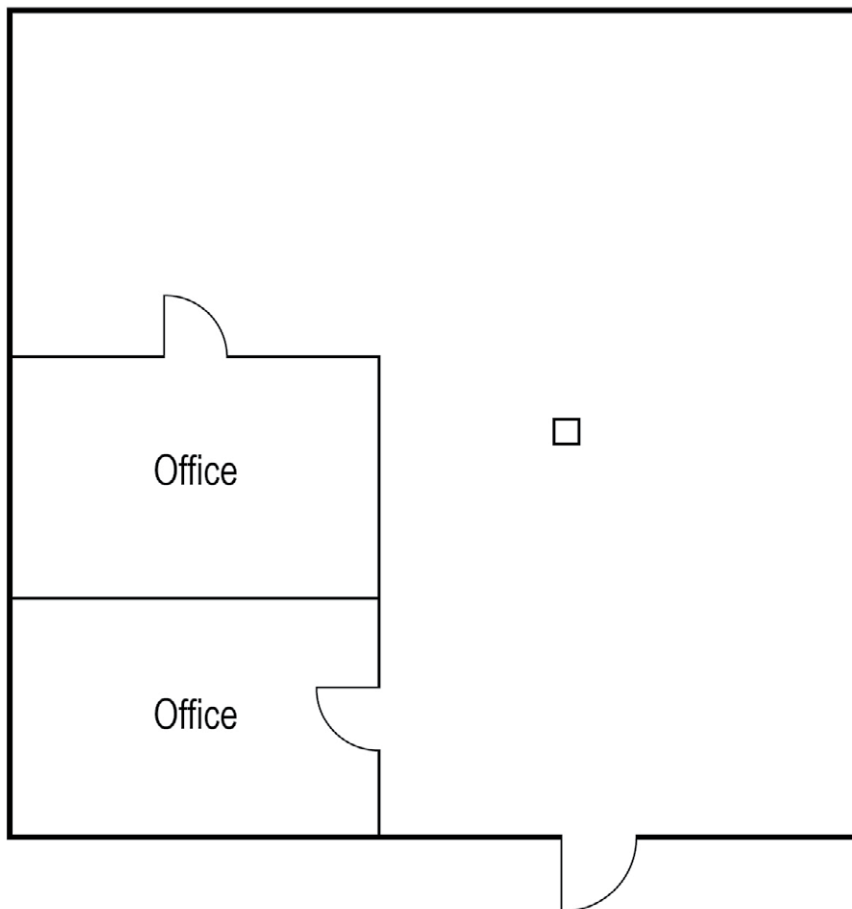


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Bldg. 8220, Suite 206



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 |
|-------|---------|-----------|-----------------|--------------|------------------------|
| 206 | ±1,479 | ±1,479 | \$1.00 PSF | Now | 2nd Floor Office Suite |



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