

# FOR LEASE | ± 1,500 - 6,038 SF

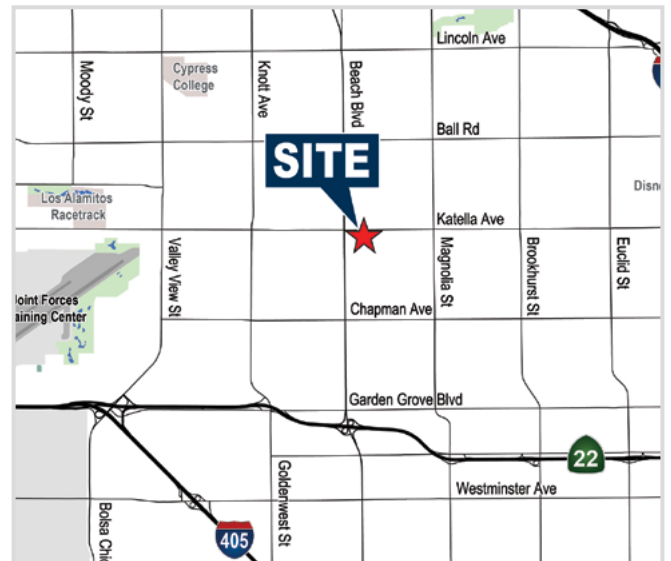
## High-Image Multi-Tenant Buildings

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

Suite G



### INDUSTRIAL: 8210 KATELLA AVENUE

Suite	Size SF	Office SF	Asking Rate/SF	Availability	Comments
G	± 1,500	± 300	\$1.65 PSF	Now	Newly Rehabbed, 2 Private Offices, 1 Private Restroom, 17' ft. Clear Door, HVAC in Office, New Skylights, 1 GL Door



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## High-Image Multi-Tenant Buildings

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### Suite H



#### INDUSTRIAL: 8210 KATELLA AVENUE

Suite	Size SF	Office SF	Asking Rate/SF	Availability	Comments
H	± 1,500	± 300	\$1.65 PSF	Now	Newly Rehabbed, 2 Private Offices, 1 Private Restroom, 17' ft. Clear Door, HVAC in Office, New Skylights, 1 GL Door



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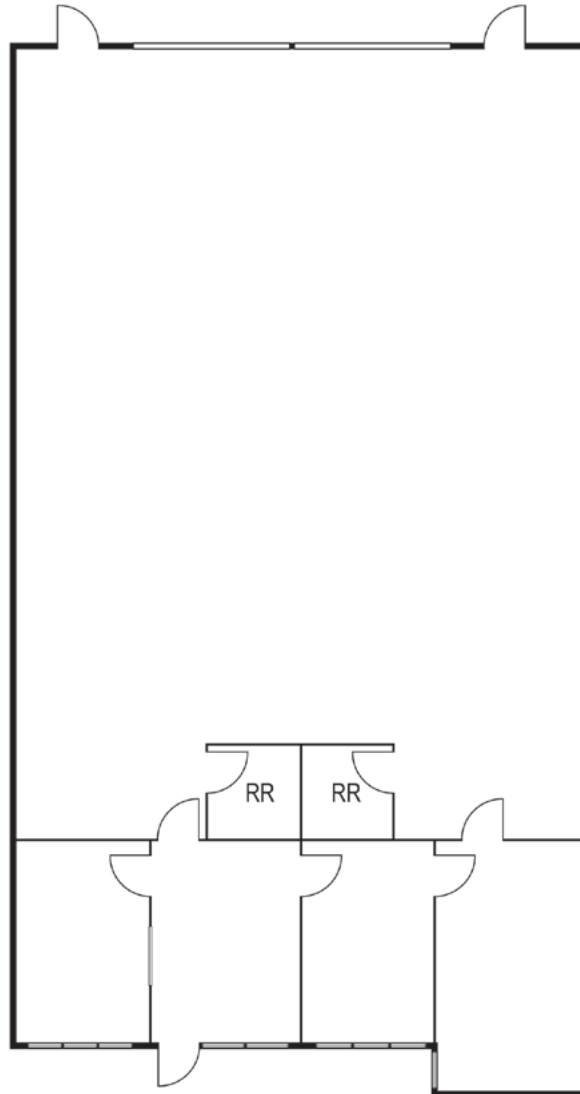
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**High-Image Multi-Tenant Buildings**

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Suite I-J



**INDUSTRIAL: 8210 KATELLA AVENUE**

Suite	Size SF	Office SF	Asking Rate/ SF	Availability	Comments
I-J	± 3,038	± 590	\$1.65 PSF	Now	Newly Rehabbed, 4 Private Offices, 2 Private Restrooms, 17' ft. Clear Door, HVAC in Office, New Skylights, 2 GL Doors



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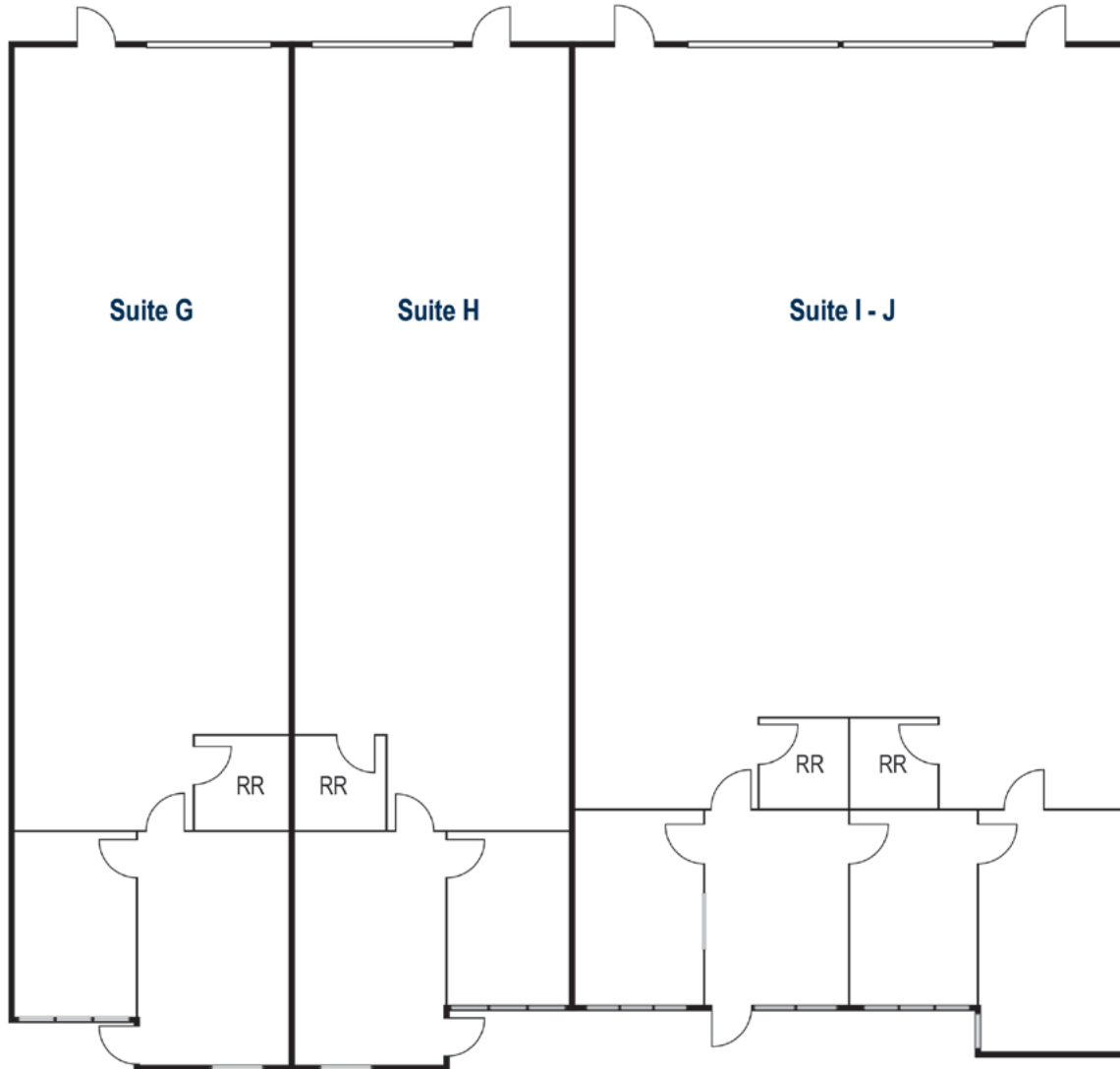
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## High-Image Multi-Tenant Buildings

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### Suite G-J



#### INDUSTRIAL: 8210 KATELLA AVENUE

Suite	Size SF	Office SF	Asking Rate/ SF	Availability	Comments
G-J	± 6,038	± 1,190	\$1.65 PSF	Now	Newly Rehabbed, 8 Private Offices, 4 Private Restrooms, 17' ft. Clear Door, HVAC in Office, New Skylights, 4 GL Doors



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