

Industrial Sale Comp



11600 Western Ave
Stanton, CA 90680
Market Area: OC West
APN #: 131-301-36

Property Information

General Use	Industrial
Specific Use	Warehouse/Distribution
Building Size	8,620 SF
Condo	No
Construction Status	Existing
Year Built / Renovated	1981 / 1982
Construction Type	Tiltwall
Lot Size	0.48 Ac / 20,909 SF
Zoning	IG
Rail Service	No
Type	

Listing Information

Asking Sale Price	
Asking Sale Price/SF	
Taxes/Tax Year	\$24,054.28/2021
Months - Date on Market	
Yard	No
Sprinklers	
Clear Height	
GL Doors	1
DH Doors	1
Amps	
Volts	
Phase	
Parking	/0
Office SF	
Finished Mezz / Inc in Avail	
Unfinished Mezz / Inc in Avail	

Transaction Information

Sale Date	10/20/2021
SF Sold	8,620 SF
Sale Price	\$2,770,000
Sale Price/SF	\$321.35
Recorded Buyer	DH Western LLC
True Buyer	Dani Rothenberg
Buyer From	
Recorded Seller	11600 Western Avenue LLC
True Seller	Richard Barrett Floyd
Trans Type	Owner/User
Cap Rate	
Net Operating Income	

Comments

Transaction Notes: APN(s): 131-301-36

Listing Notes: County Land Use: 125: WAREHOUSE

