



6485 DESCANSO AVE

BUENA PARK | CALIFORNIA

CABALLERO BLVD

DESCANSO AVE

**FOR
SALE**

±103,900 SF RAIL-SERVED
FREESTANDING INDUSTRIAL BUILDING ON ±4.50 AC

CBRE

PROJECT OVERVIEW



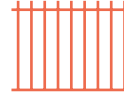
Union Pacific Rail-Served
±103,900 SF Freestanding
Industrial Building on ±4.50 AC



Premier Mid-
Counties Location



Multiple Points
of Access



±5,000 SF Fenced
Yard Area & ±147'
Truck Court



±1,200 Amps
Power Capacity



±24' Warehouse
Clear Height



Eight (8) Dock-High
Doors with Edge of
Dock Levelers



One (1) Grade-Level
Door



Four (4) Rail
Doors



0.84:1,000 SF Auto
Parking Ratio

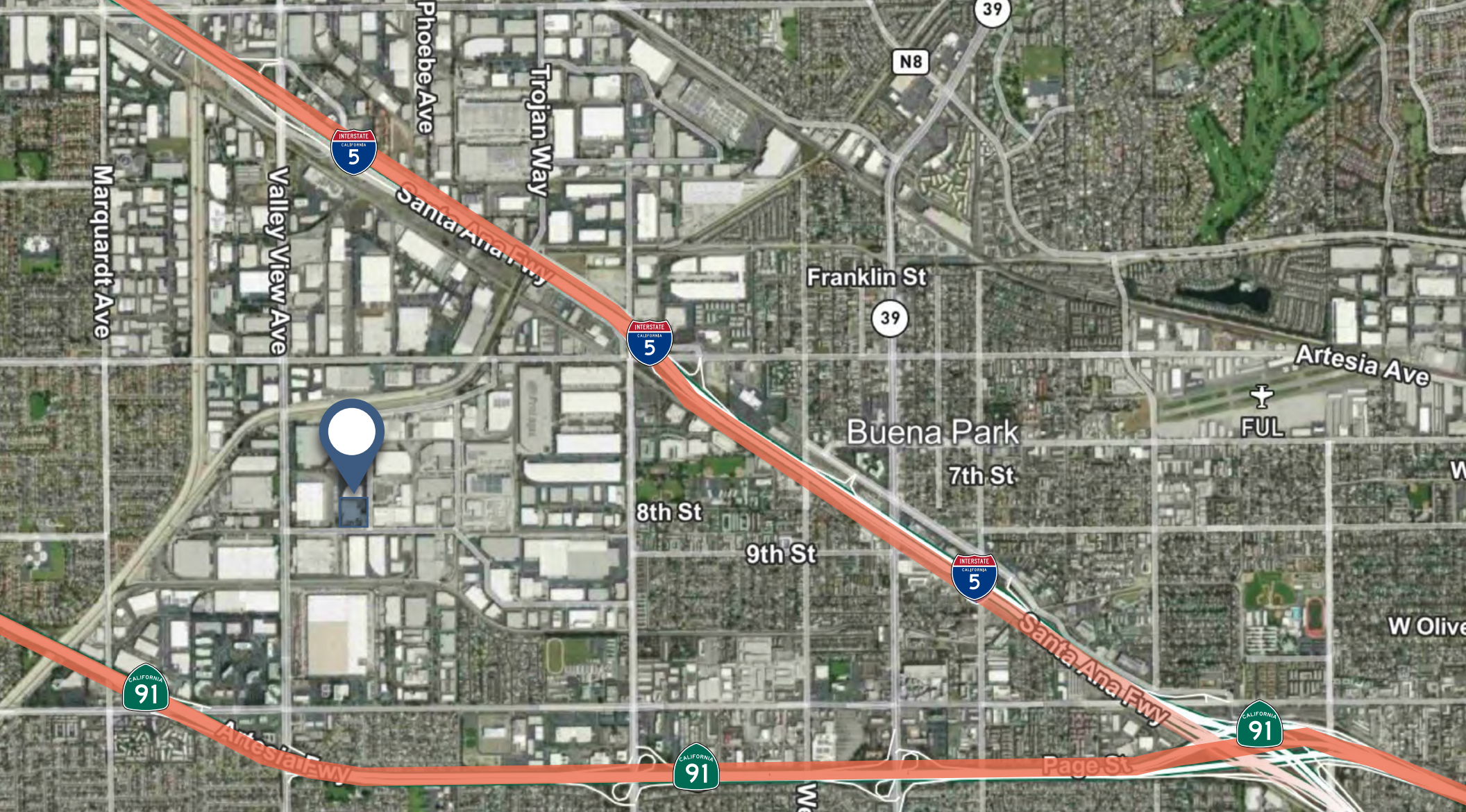


Fire Sprinklered:
.3/2,500 Sprinkler
Calculation



Street Frontage & Close
Proximity to the 5, 91,
55, 57 & 22 Freeways





Truly rail-served industrial buildings are rare in Southern California. Freestanding ones, rarer still. **6485 Descanso Ave** is both a fully operational Mid-Counties asset where freight access, power capacity, and freeway connectivity converge. With direct connectivity to the Union Pacific network & close proximity to the 5, 91, 55, 57 & 22 freeways, the property delivers a logistics advantage that standard warehouse space cannot replicate.

±103,900
BUILDING SF

4.50
ACRES

CABALLERO BLVD

RAIL SERVICE

RAMP

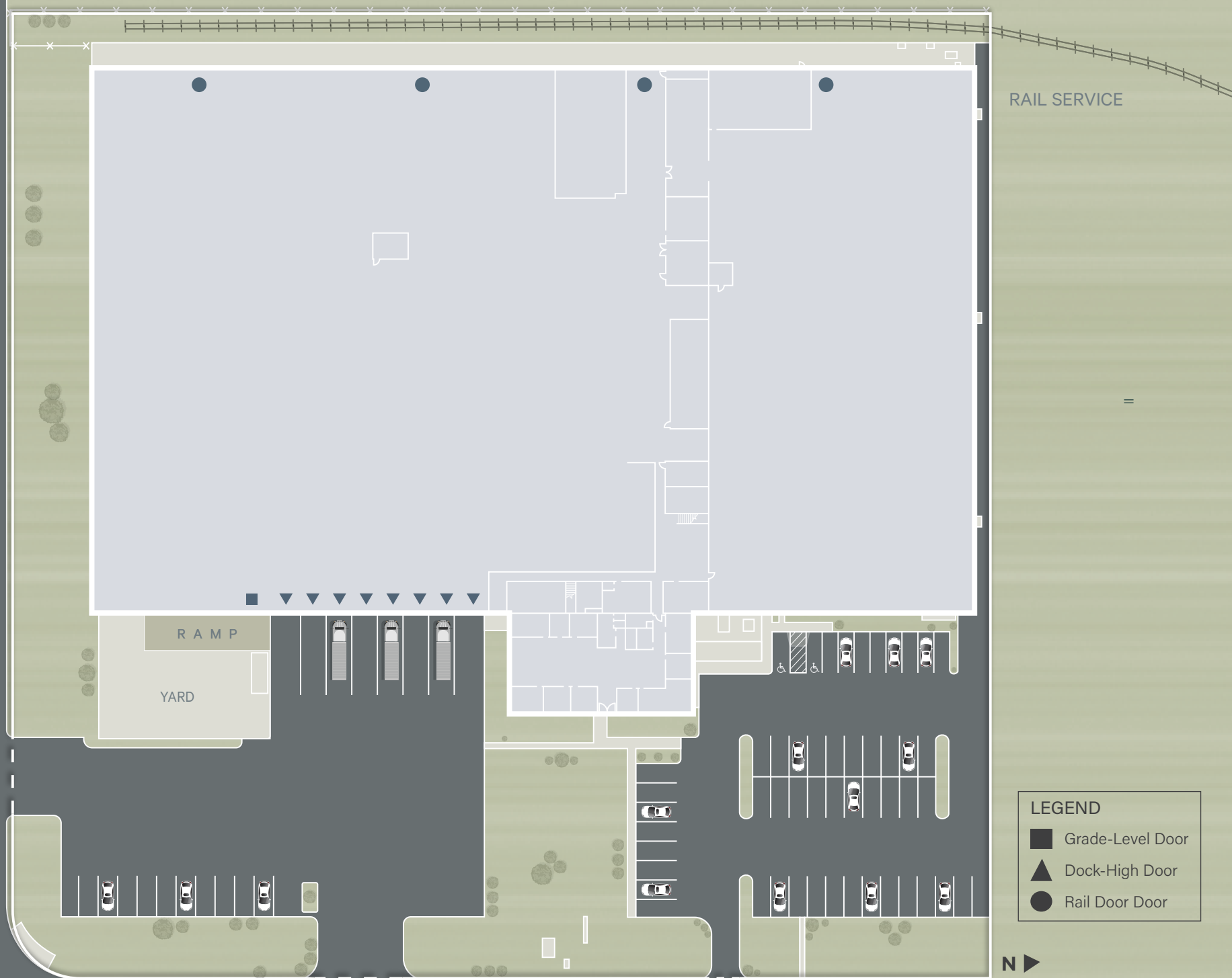
YARD

DESCANSO AVE

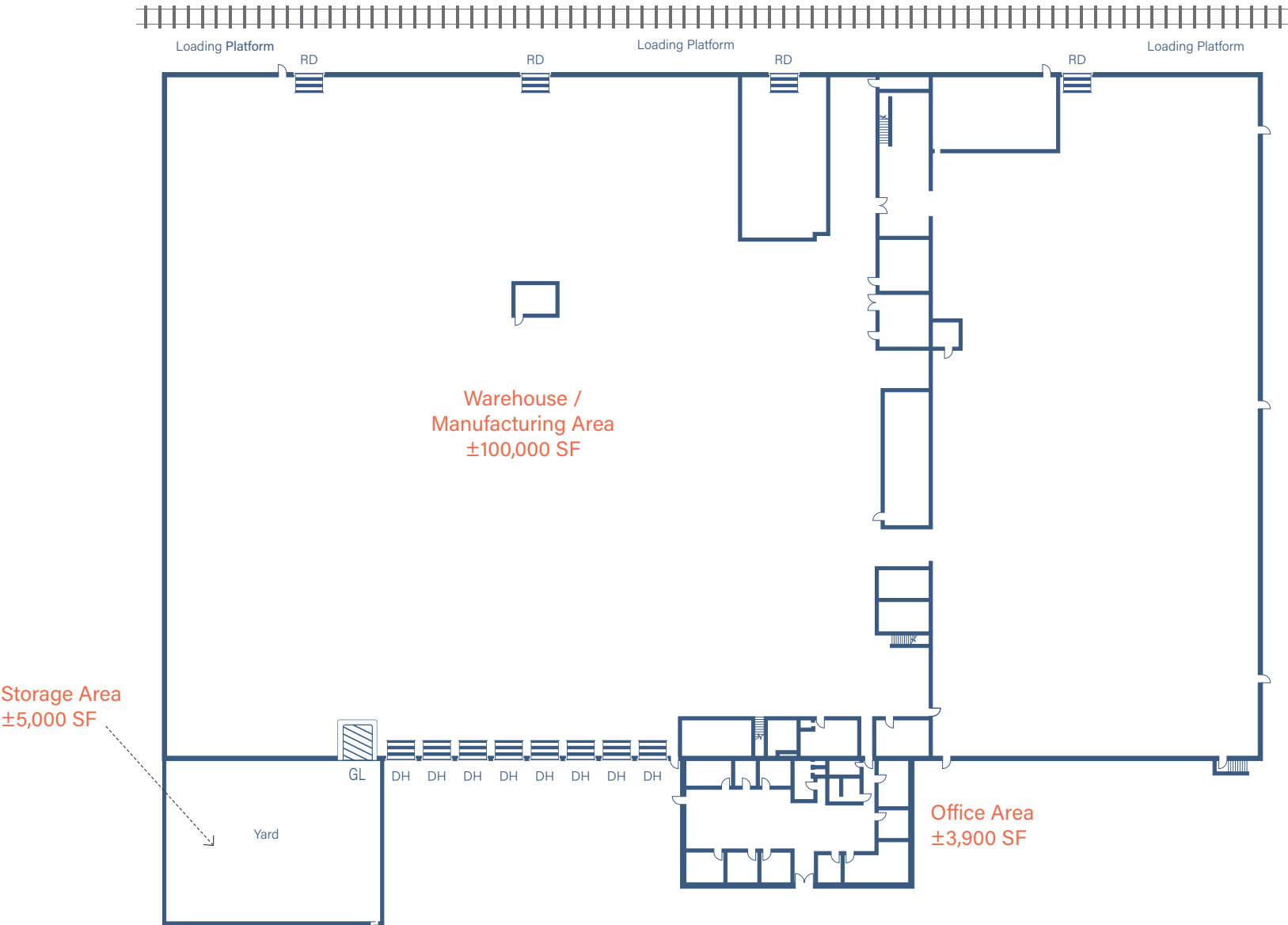
LEGEND

- Grade-Level Door
- ▲ Dock-High Door
- Rail Door Door

N



FLOOR PLAN





6485 DESCANSO AVE | BUENA PARK, CALIFORNIA

REGIONAL MAP





6485

DESCANSO AVE

BUENA PARK | CALIFORNIA

±103,900 SF RAIL-SERVED FREESTANDING
INDUSTRIAL BUILDING FOR SALE

CONTACTS

Barbara Perrier

Lic. 00969169

+1 213 613 3033

barbara.perrier@cbre.com

Ben Seybold

Lic. 01081310

+1 714 371 9233

ben.seybold@cbre.com

Keith Greer

Lic. 01899022

+1 714 371 9209

keith.greer@cbre.com

CBRE

© 2026 CBRE, Inc. CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.
CMPM 6485 Descanso_BRO_BSeybold_v03_KB 07/14/26