

Available SF 8,260 SF

Industrial For Lease

Building Size

80,278 SF



Property Name: Village Business Park
Address: 7050 Village Dr, Unit I-I-2, Buena Park, CA 90620
Cross Streets: Village Dr / S Knott Ave

High Image Industrial Space
 +/-3,749 Square Feet of Functional Office Space
 22' Minimum Warehouse Clearance
 Immediate Access to Santa Ana (5) and Artesia (91) Freeways
 Desirable Mid-Counties Location

Lease Rate/Mo:	\$11,564	Sprinklered:	Yes	Office SF / #:	3,749 SF / 8
Lease Rate/SF:	\$1.40	Clear Height:	22'	Restrooms:	2
Lease Type:	NNN / Op. Ex:	GL Doors/Dim:	1 / 10 x 14	Office HVAC:	Heat & AC
Available SF:	8,260 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	1,893 SF
Minimum SF:	8,260 SF	A: 200 V: 120-208 O: W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Tilt-wall	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1980	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 16 / Ratio: 1.94:1,000		Vacant:	No
Taxes:	\$17,941 / 2025	Rail Service:	No	To Show:	Call Broker
Yard:	No	Specific Use:	Flex/R&D	Market/Submarket:	MidCounties
Zoning:	ML			APN#:	276-191-06

Listing Company: CBRE, Inc.
Agents: John Biven (562) 968-1150; Chris Ehrlich (562) 968-1160; Dalton Douty (949) 809-4052
Listing #: AIR CRE Use Only **Listing Date:** AIR CRE Use Only **FTCF:** CB300N000S000 / OAA
Notes: Lease Terms: Acceptable to Owner. Tenant to verify all information. Special Feature: Part of Industrial Park.

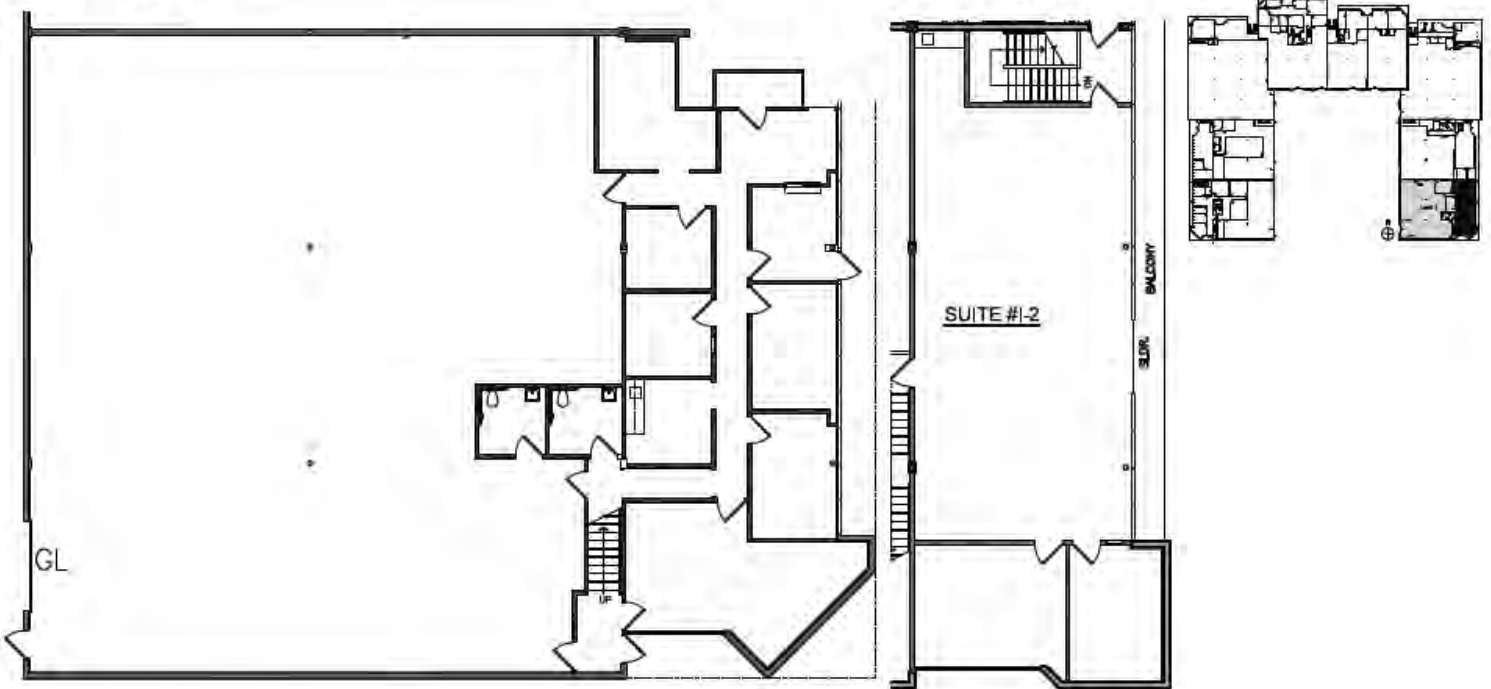
7050 Village Dr | Unit I-I-2
Buena Park, CA 90621

Village Business Park

8,260 Square Feet

Ground Floor - 6,367 SF

Mezzanine - 1,893 SF



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