

INDUSTRIAL | AVAILABLE FOR SALE OR LEASE ±55,244 Square Feet

High Image Building | Desirable Orange County Location



VILLAGE BUSINESS PARK

7100 VILLAGE DRIVE, BUENA PARK, CA 90620

PROPERTY FEATURES

±55,244 SF High Image Industrial Building

±5,000 SF of Functional Office Space

2.23 Acre Parcel

24' Minimum Warehouse Clearance

Two (2) 10' x 10' GL Doors

Eight (8) Dock High Doors

1,600 Amps - 277/480 Volt Power (Verify)

114 Car Parking Spaces

Sprinklered

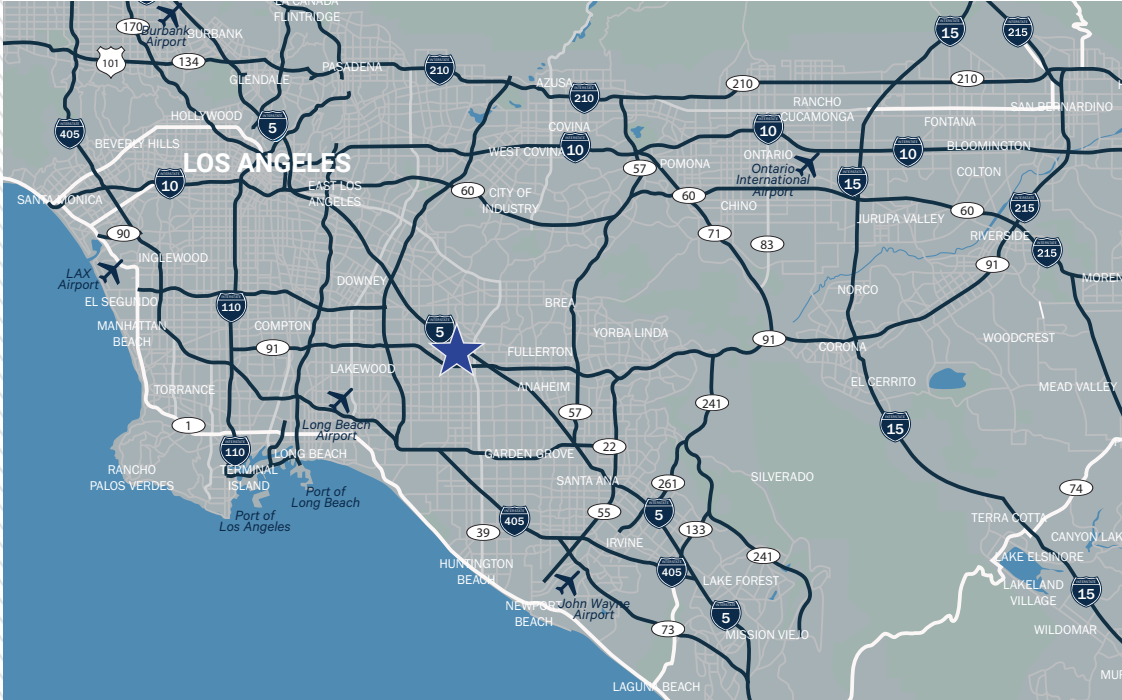
Immediate Access to Santa Ana (5) and Artesia (91) Freeways

Located in Professionally Managed Industrial Park

CBRE

7100 VILLAGE DRIVE, BUENA PARK, CA

Strategic mid counties location with excellent proximity to major freeways and the ports of L.A. & Long beach

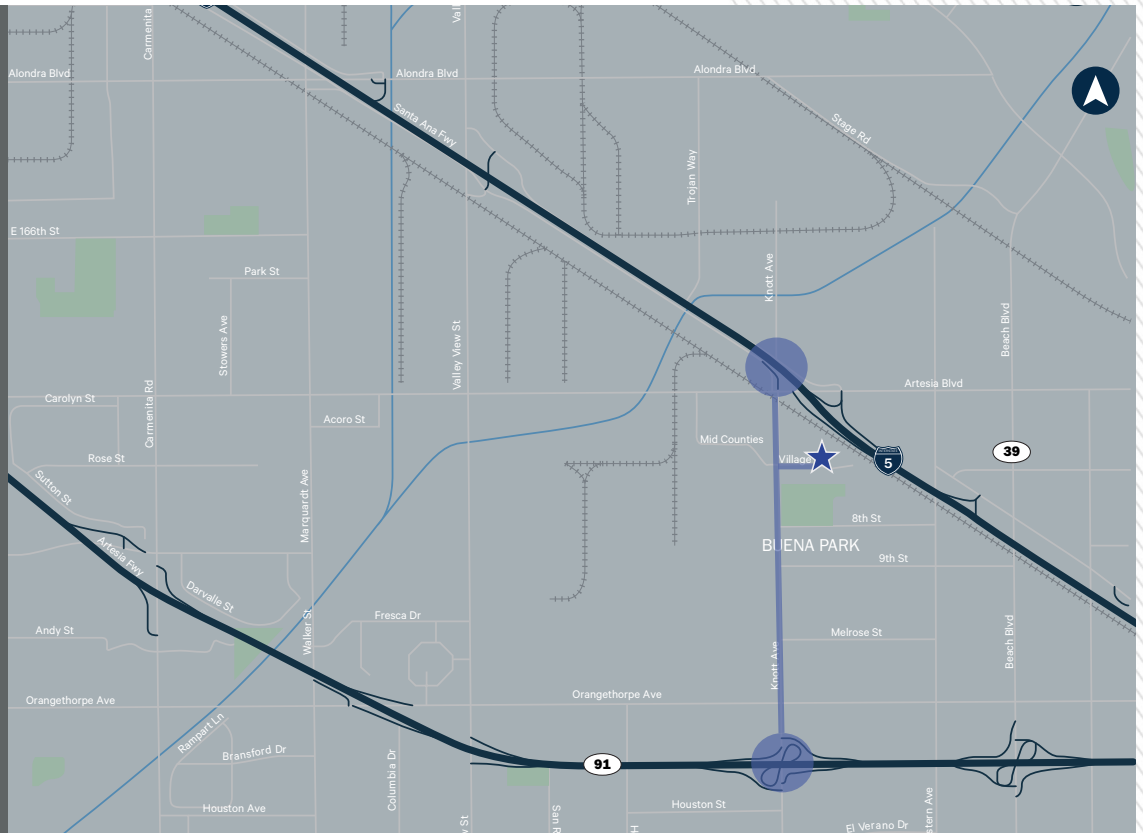


LOCATION HIGHLIGHTS

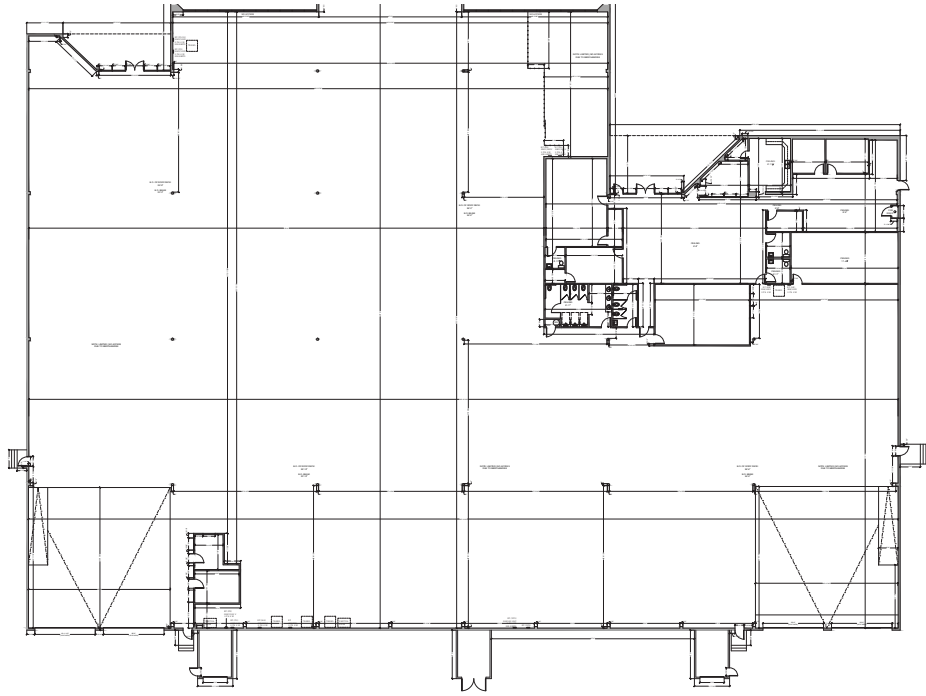
- A++ location with rare I-5 frontage and less than 2 miles to SR-91
- Beneficial drayage costs due to proximity to the Ports of Los Angeles & Long Beach and Los Angeles Int'l Airport, all less than 25 miles away
- Strategic e-commerce location proximate to 13 million people within a 60-minute drive and 18 UPS, FedEx and OnTrac hubs within a 25-mile radius

KEY DISTANCES

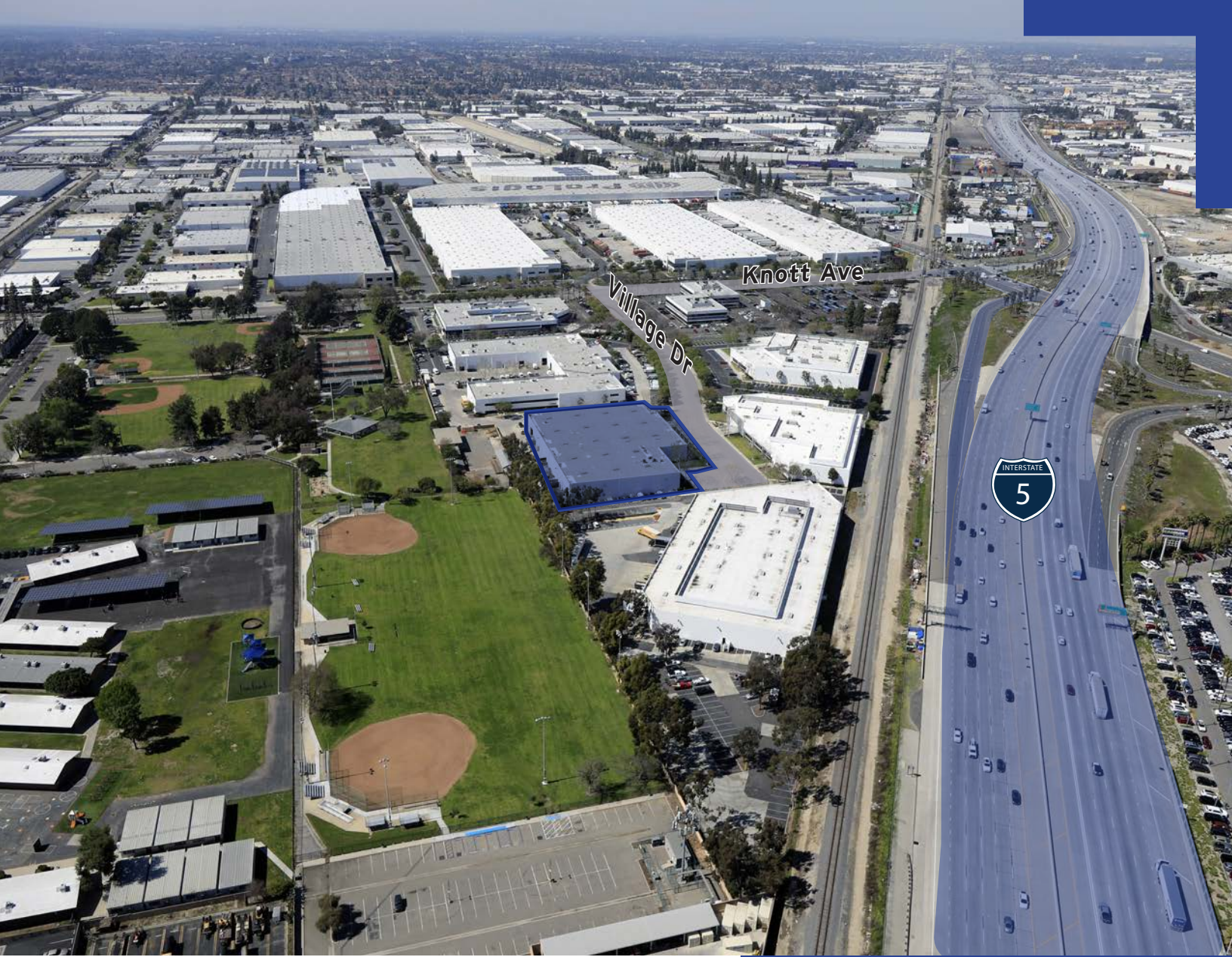
I-5	Frontage
SR-91	±1.2 Mi.
I-605	±5.5 Mi.
ICTF Railyard	±18.1 Mi.
John Wayne Airport	±19.3 Mi.
Downtown LA	±20.4 Mi.
Port of LA & LB	±24.4 Mi.
Los Angeles Int'l Airport	±27.3 Mi.



SITE PLAN



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