

FOR SALE — ORANGE COUNTY INDUSTRIAL

6920 HERMOSA CIRCLE

Freestanding industrial facility in Buena Park's premier industrial corridor.
Immediate occupancy available.

19,600
SQUARE FEET

40+
PARKING STALLS

400A
POWER SERVICE

0.97
ACRE PARCEL

6
LOADING POSITIONS

PROPERTY OVERVIEW

PRIME BUENA PARK INDUSTRIAL ASSET

This freestanding industrial facility is situated within Buena Park's highly sought-after industrial corridor, offering exceptional visibility and functional infrastructure ideally suited for manufacturing, distribution, warehousing, logistics, and service operations.

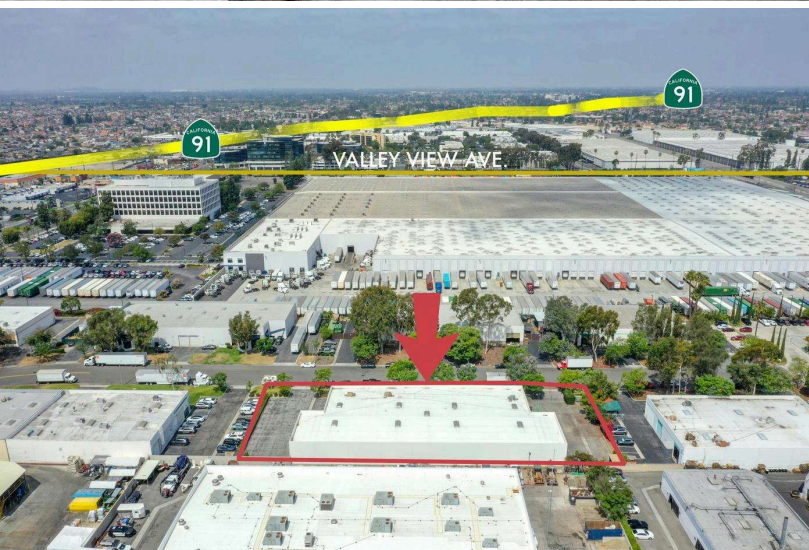
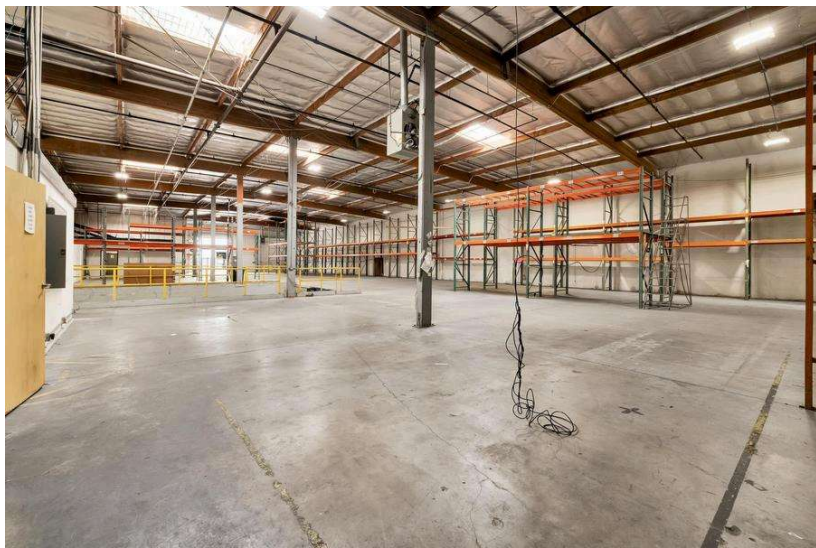
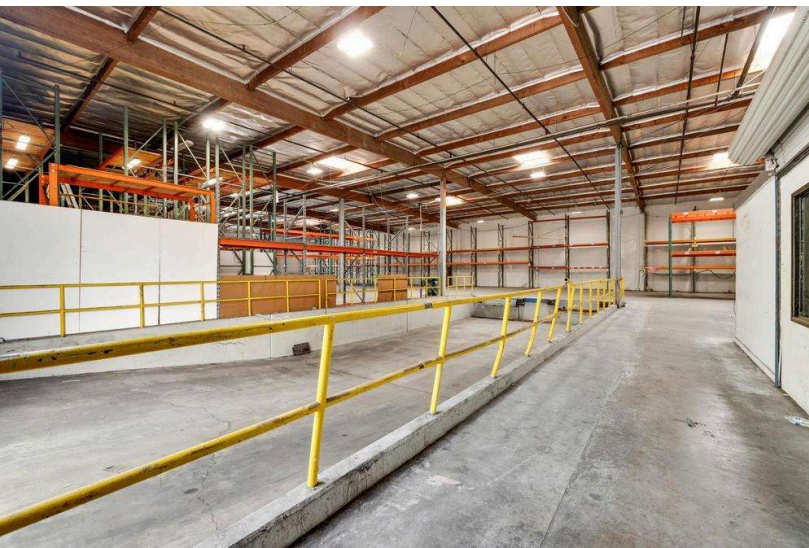
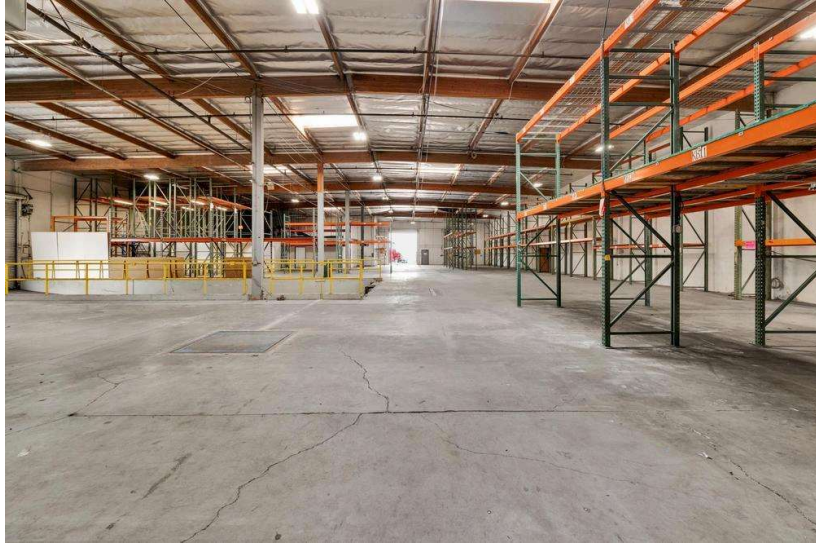
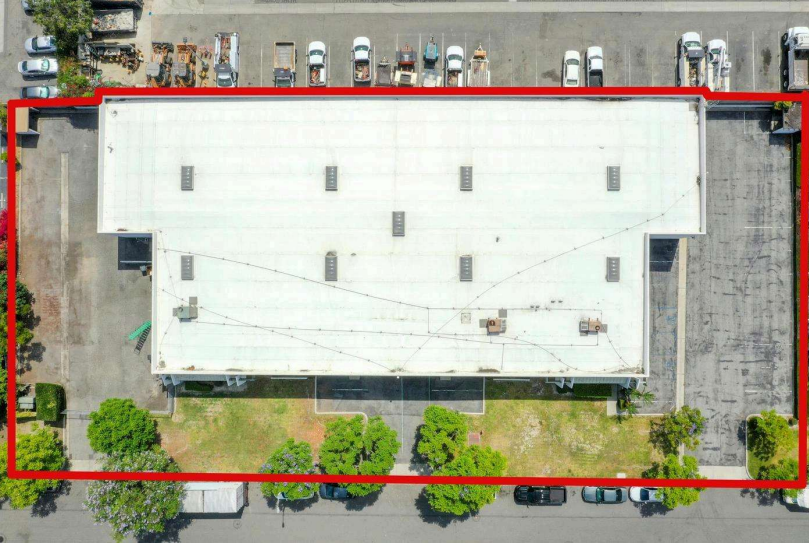
The approximately 19,600 SF building occupies a professionally landscaped 0.97-acre parcel and combines functional office space with expansive warehouse area, including a truck well for additional loading flexibility. The property is currently vacant, presenting a rare opportunity for immediate owner-user occupancy in a market with severely limited freestanding industrial inventory.

A major capital improvement was completed in 2022 with the installation of a new TPO roofing system covering approximately 19,500 SF, backed by a manufacturer-issued 20-year warranty – providing buyers with significant near-term capital expenditure protection.

INVESTMENT HIGHLIGHTS

- Rare freestanding owner-user opportunity in Buena Park
- Immediate occupancy – property currently vacant
- Six (6) total loading positions including truck well
- 2022 TPO roof with 20-year manufacturer warranty
- Existing warehouse racking in place
- Fenced and secured yard area
- Seller may consider financing for qualified buyers

- Direct access to I-5, SR-91, SR-57 & Beach Blvd



BUILT FOR BUSINESS



LOADING INFRASTRUCTURE

Four (4) grade-level and two (2) dock-high roll-up doors — all approximately 14 feet high — plus a truck well, providing maximum operational flexibility for receiving and shipping.



HEAVY POWER

Approximately 400-amp, 120/208-volt electrical service supports a wide range of manufacturing and industrial operations.



WAREHOUSE RACKING

Existing racking system remains in place, offering immediate storage infrastructure value for incoming users without additional capital outlay.



NATURAL LIGHT

Multiple skylights throughout the warehouse area provide significant natural illumination, improving working conditions and reducing energy costs.



SECURED YARD

Fenced yard area with excellent truck access and a truck well, accommodating distribution, logistics, and outdoor storage needs.



CLIMATE CONTROL

Approximately three rooftop HVAC units service portions of the facility. Building is also fully sprinklered for fire safety compliance.



AMPLE PARKING



CORPORATE IMAGE

Approximately 40 on-site parking stalls supporting employee, customer, and vendor needs within a professionally landscaped environment.

Attractive corporate frontage with professional landscaping, projecting a quality image for office and customer-facing operations.



2022 TPO ROOF

Approximately 19,500 SF TPO roofing system installed March 2022. Manufacturer-backed 20-year warranty documentation available. Buyer to verify transferability.

PROPERTY SPECIFICATIONS

BY THE NUMBERS

BUILDING

Total Building Area	±19,600 SF
Property Type	Industrial / Freestanding
Use Code	Industrial
Electrical Service	±400A / 120/208V
HVAC Units	±3 Rooftop Units
Fire Suppression	Sprinklered
Skylights	Multiple Throughout

LOADING & YARD

Grade-Level Doors	4 Roll-Up Doors
Dock-High Doors	2 Roll-Up Doors
Door Height	±14 Feet (All)
Truck Well	Yes
Parking	±40 Stalls
Yard	Fenced & Secured
Warehouse Racking	Existing / In Place

SITE & OWNERSHIP

Lot Area	42,253 SF / 0.97 Ac
APN	276-101-27

County

Orange County, CA

Assessed Value

Buyer to Verify

Occupancy

Vacant / Immediate

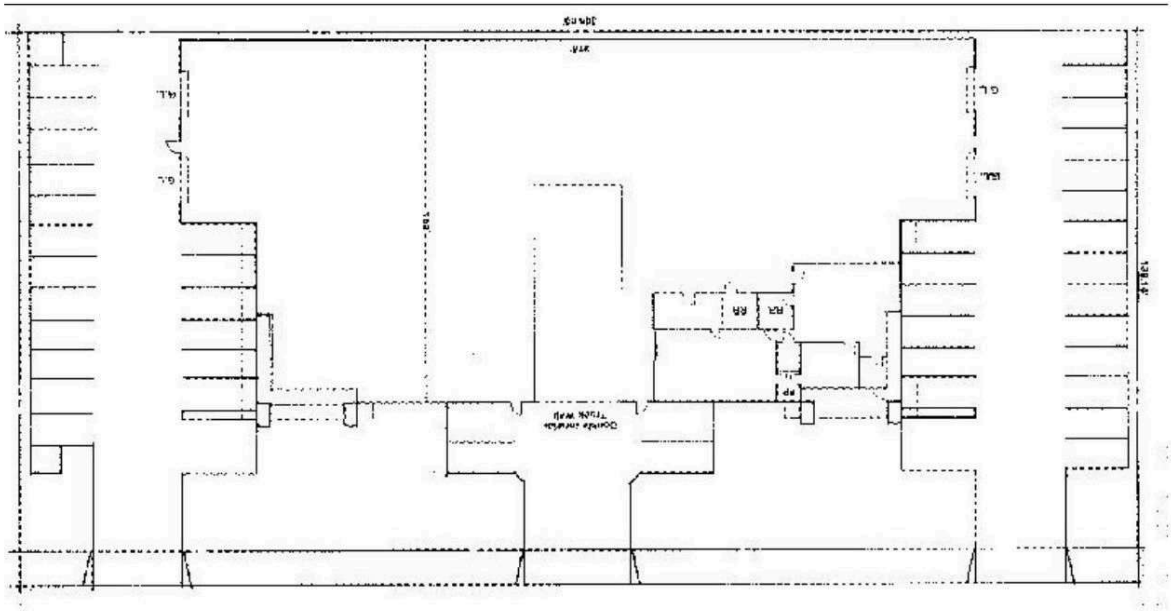
Roof Installed

March 2022 (TPO)

Roof Warranty

20-Year Manufacturer

FLOOR & SITE LAYOUT



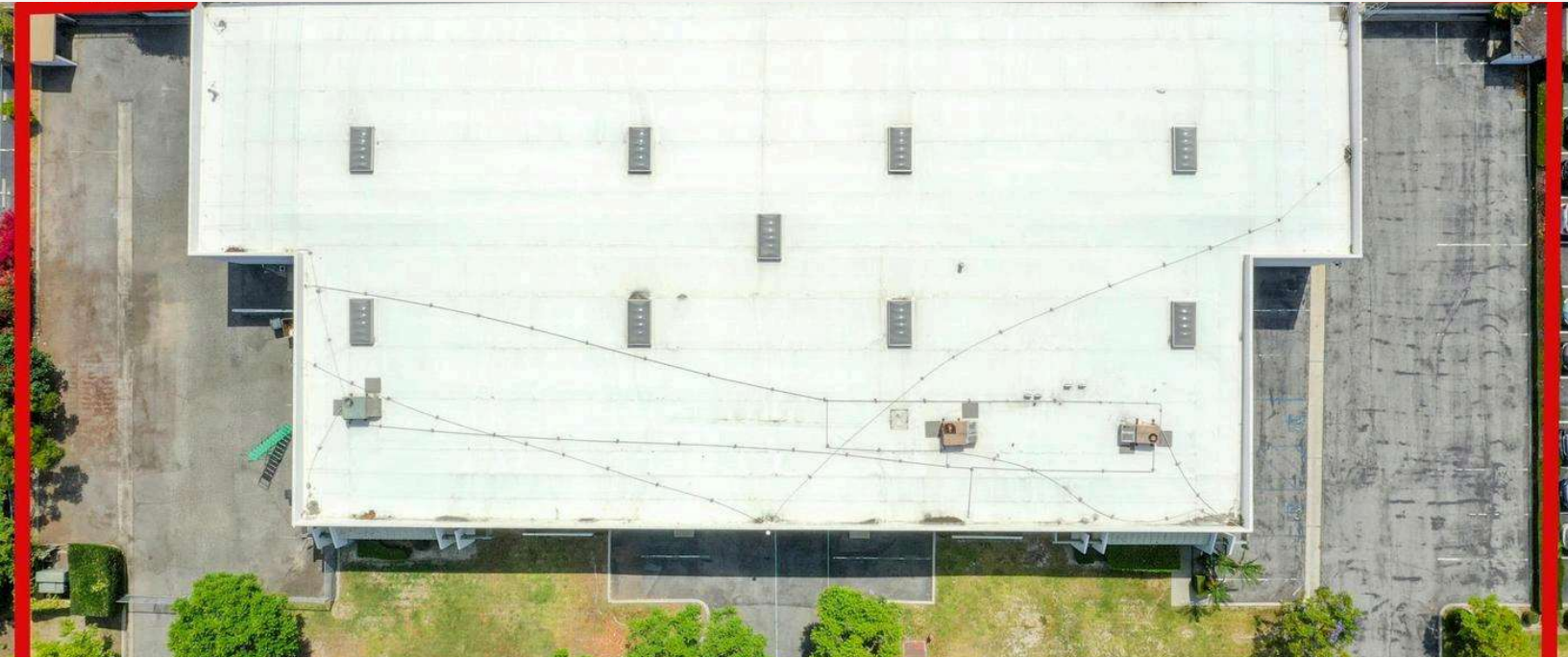
01 **Grade-Level Loading** – Four roll-up doors provide ground-floor access for forklifts and floor-level freight operations.

02 **Dock-High Loading** – Two dock-high positions for direct trailer-to-building transfers, ideal for pallet and container logistics.

03 **Truck Well** – Dedicated truck well provides additional loading flexibility and accommodates a variety of delivery vehicle configurations.

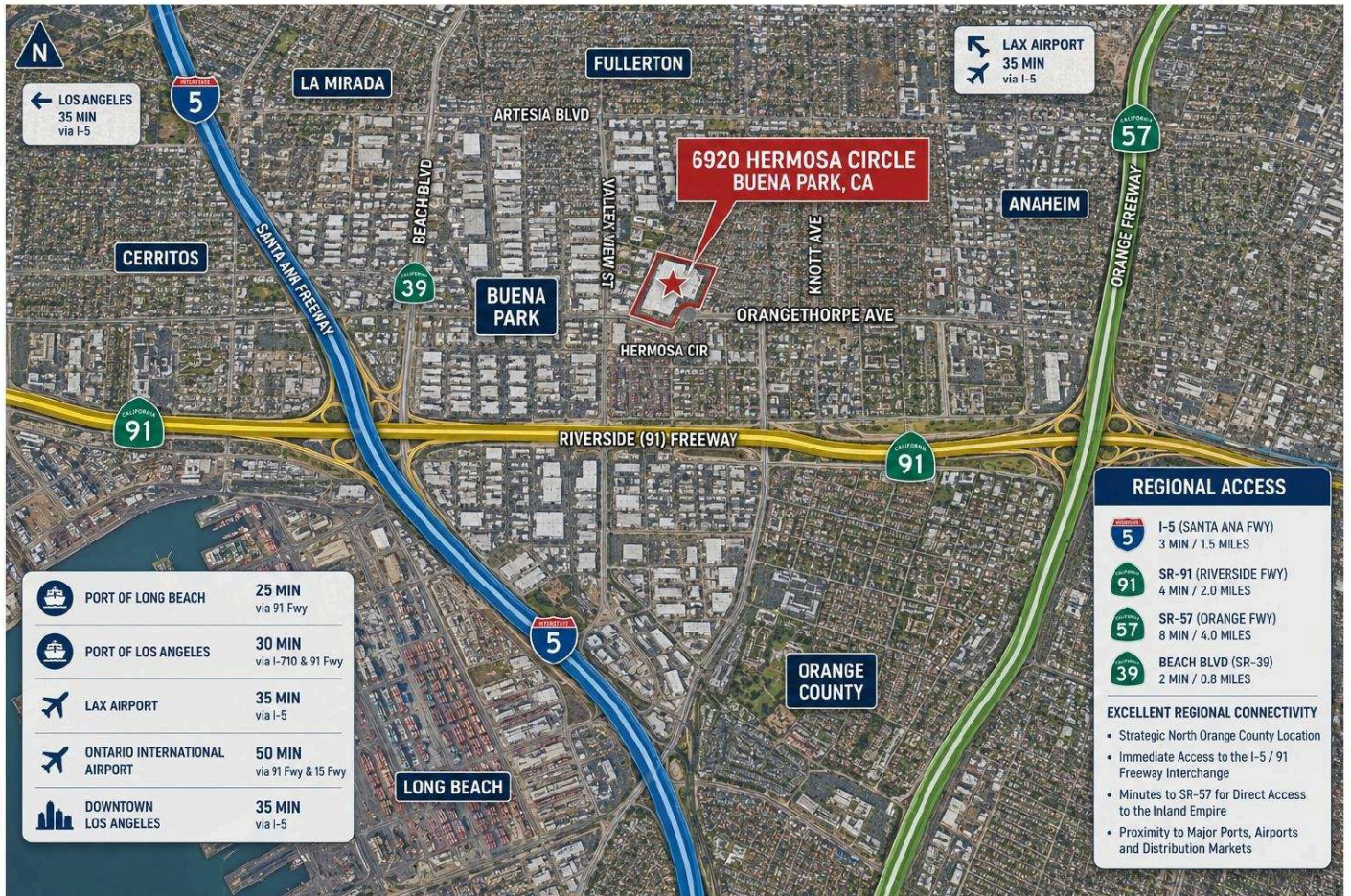
04 Office Area – Integrated office space occupies the front portion of the building, supporting administrative and customer-facing functions.

05 Parking & Secured Yard – Approximately 40 stalls plus fenced yard area for secured outdoor operations or equipment storage.



LOCATION

CENTRAL OC DISTRIBUTION HUB



	PORT OF LONG BEACH	25 MIN
		via 91 Fwy
	PORT OF LOS ANGELES	30 MIN
		via I-710 & 91 Fwy
	LAX AIRPORT	35 MIN
		via I-5
	ONTARIO INTERNATIONAL AIRPORT	50 MIN
		via I-5 Fwy & 15 Fwy
	DOWNTOWN LOS ANGELES	35 MIN
		via I-5

REGIONAL ACCESS

- I-5 (SANTA ANA FWY)
3 MIN / 1.5 MILES
- SR-91 (RIVERSIDE FWY)
4 MIN / 2.0 MILES
- SR-57 (ORANGE FWY)
8 MIN / 4.0 MILES
- BEACH BLVD (SR-39)
2 MIN / 0.8 MILES

EXCELLENT REGIONAL CONNECTIVITY

- Strategic North Orange County Location
- Immediate Access to the I-5 / 91 Freeway Interchange
- Minutes to SR-57 for Direct Access to the Inland Empire
- Proximity to Major Ports, Airports and Distribution Markets

Strategically positioned near Valley View Avenue and State Route 91, this property delivers unmatched connectivity to Orange County, Los Angeles County, and Inland Empire distribution networks.

I-5 (Santa Ana Fwy) **3 MIN / 1.5 Miles**

SR-91 (Riverside Fwy) **4 MIN / 2.0 Miles**

Port of Long Beach **25 MIN via 91 Fwy**

Port of Los Angeles **30 MIN via I-710 & 91**

LAX Airport **35 MIN via I-5**

Ontario International Airport **50 MIN via 91 & 15 Fwy**

SR-57 (Orange Fwy)

8 MIN / 4.0 Miles

Downtown Los Angeles

35 MIN via I-5

Beach Blvd (SR-39)

2 MIN / 0.8 Miles

ACQUISITION

OFFER & FINANCING

This property is offered for sale and is easy to show – contact the listing broker for access, offering memorandum, and full due diligence package.

The seller may consider providing financing for qualified buyers, subject to approval of terms and conditions. This creates a pathway to ownership not commonly available for freestanding industrial assets in this submarket.

Ideal for owner-users seeking to establish or expand an Orange County industrial footprint, as well as investors acquiring a well-located, recently improved asset with immediate income potential.

PROPERTY AT A GLANCE

Property	6920 Hermosa Circle
City / State	Buena Park, CA 90620
Building Size	±19,600 SF
Land Area	±42,253 SF / 0.97 Acres
Loading	6 Positions + Truck Well
Power	±400A, 120/208V
Occupancy	Vacant – Immediate
Seller Financing	May Be Available

CONTACT

INQUIRE ABOUT THIS PROPERTY

Vacant and easy to show. For access, the Offering Memorandum, and full due diligence package, contact the listing broker directly.

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Joe Montes III

SENIOR VICE PRESIDENT – COMMERCIAL TEAM

The Real Estate Company, JGK Inc.
14530 Whittier Blvd, Ste. A, Whittier, CA 90605

CELL 562-587-7488

OFFICE 323-305-4999

EMAIL joemontes3@hotmail.com

DRE # 01335360

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