

Available SF 11,156 SF

Industrial For Lease

Building Size

80,278 SF



Property Name:

Village Business Park

Address:

7050 Village Dr, Unit D, Buena Park, CA 90620

Cross Streets:

Village Dr / Knott Ave

Highly Improved Industrial / Flex Space
 +/- 6,300 SF of 2-Story Office Space – Office To Suit
 Two (2) Ground Level Loading Doors
 22' Minimum Clearance Height
 Excellent Access to the 5, 91, and 605 Freeways

Lease Rate/Mo:	\$15,618	Sprinklered:	Yes	Office SF / #:	6,300 SF / 10
Lease Rate/SF:	\$1.40	Clear Height:	22'	Restrooms:	3
Lease Type:	NNN / Op. Ex:	GL Doors/Dim:	2 / 10 x 14	Office HVAC:	Heat & AC
Available SF:	11,156 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	2,967 SF
Minimum SF:	11,156 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 Bit:	Existing / 1980	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	06/01/25
Sale Price/SF:	NFS	Parking Spaces:	22 / Ratio: 1.97:1,000	Vacant:	No
Taxes:	\$24,275 / 2025	Rail Service:	No	To Show:	Call Broker
Yard:	No	Specific Use:	Warehouse/Distribution	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.

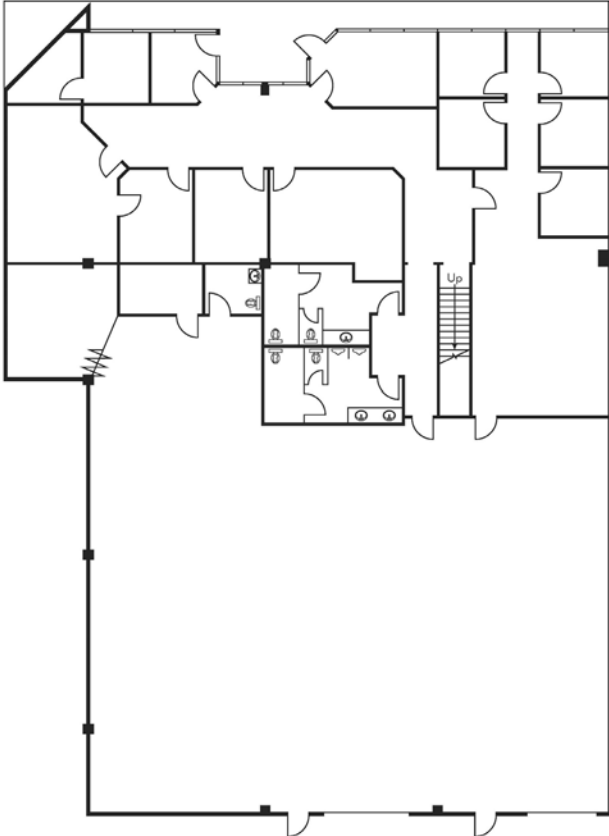
Industrial For Lease

Village Business Park

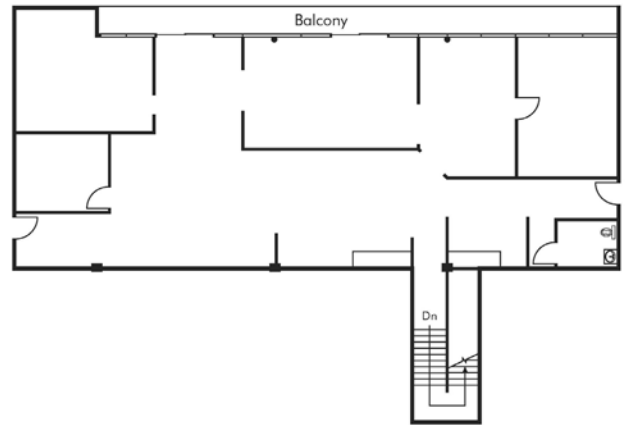


7050 Village Dr Unit D Buena Park, CA 90621 | ±11,156 SF

FIRST FLOOR



SECOND FLOOR



Contact Us

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