

KNOTT DISTRIBUTION CENTER



±399,473 SF AVAILABLE FOR LEASE

6311 KNOTT AVE / BUENA PARK, CA

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PROPERTY HIGHLIGHTS



±399,473 SF Freestanding Industrial Warehouse



15,706 SF of Office Area



New ESFR Fire Sprinkler System*



55 Dock High Positions
1 Grade Level Door



Excellent Mid Counties Location



30' Ceiling Clearance



Fully Fenced, Gated,
and Secured Yard



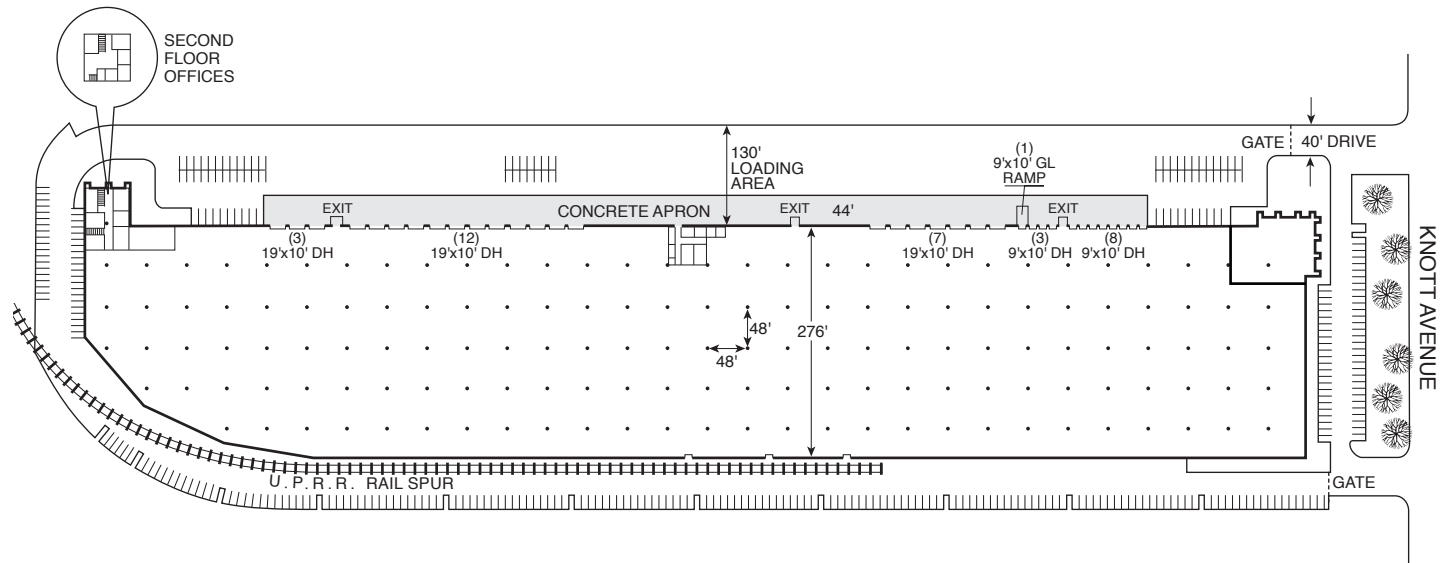
1,000 Amps,
277/480 Volt Power



Rail Served



Immediate Access to
5 and 91 Freeways



*"Make Ready" work includes fire sprinkler system upgrade to ESFR

PROPERTY AERIALS

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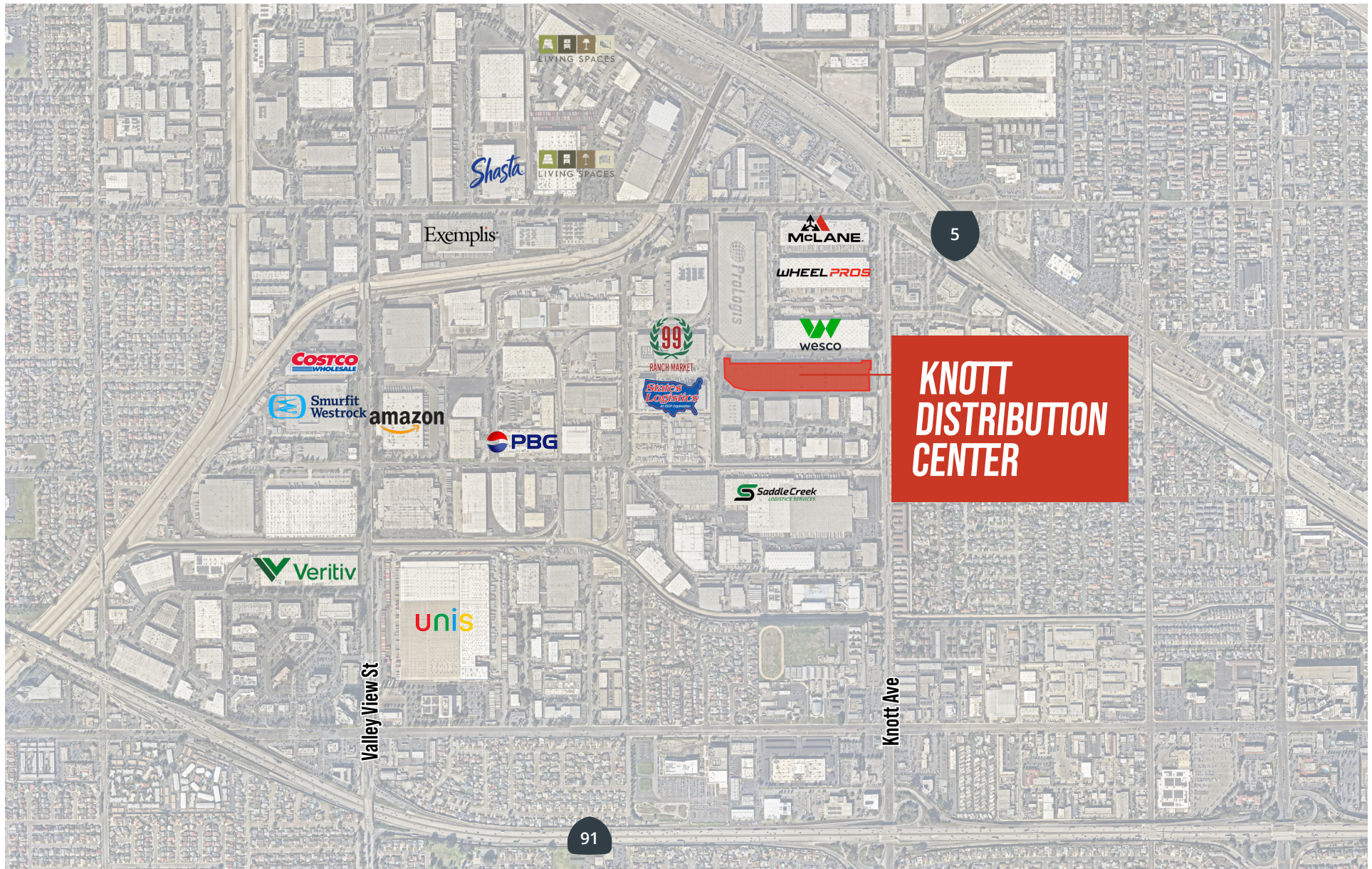
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CORPORATE NEIGHBORS MAP

KNOTT DISTRIBUTION CENTER

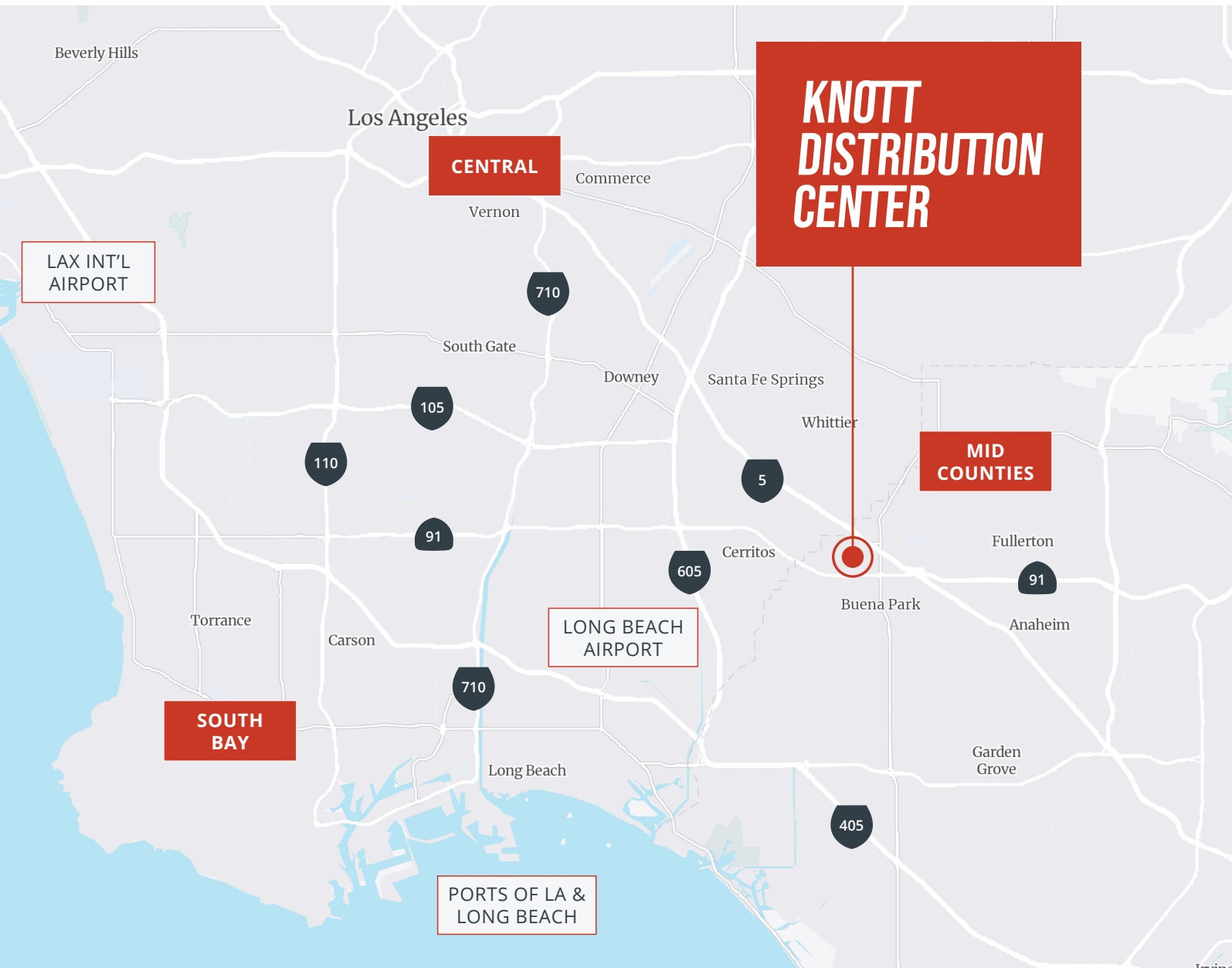
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LOCATION MAP

KNOTT DISTRIBUTION CENTER

6311 KNOTT AVE / BUENA PARK, CA



0.3 MILES
5 Freeway Access

1.2 MILES

Route 91 Access



11 MILES
Long Beach Airport

19 MILES
John Wayne Airport

28 MILES
LAX International Airport



23 MILES
LA/LB Ports

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