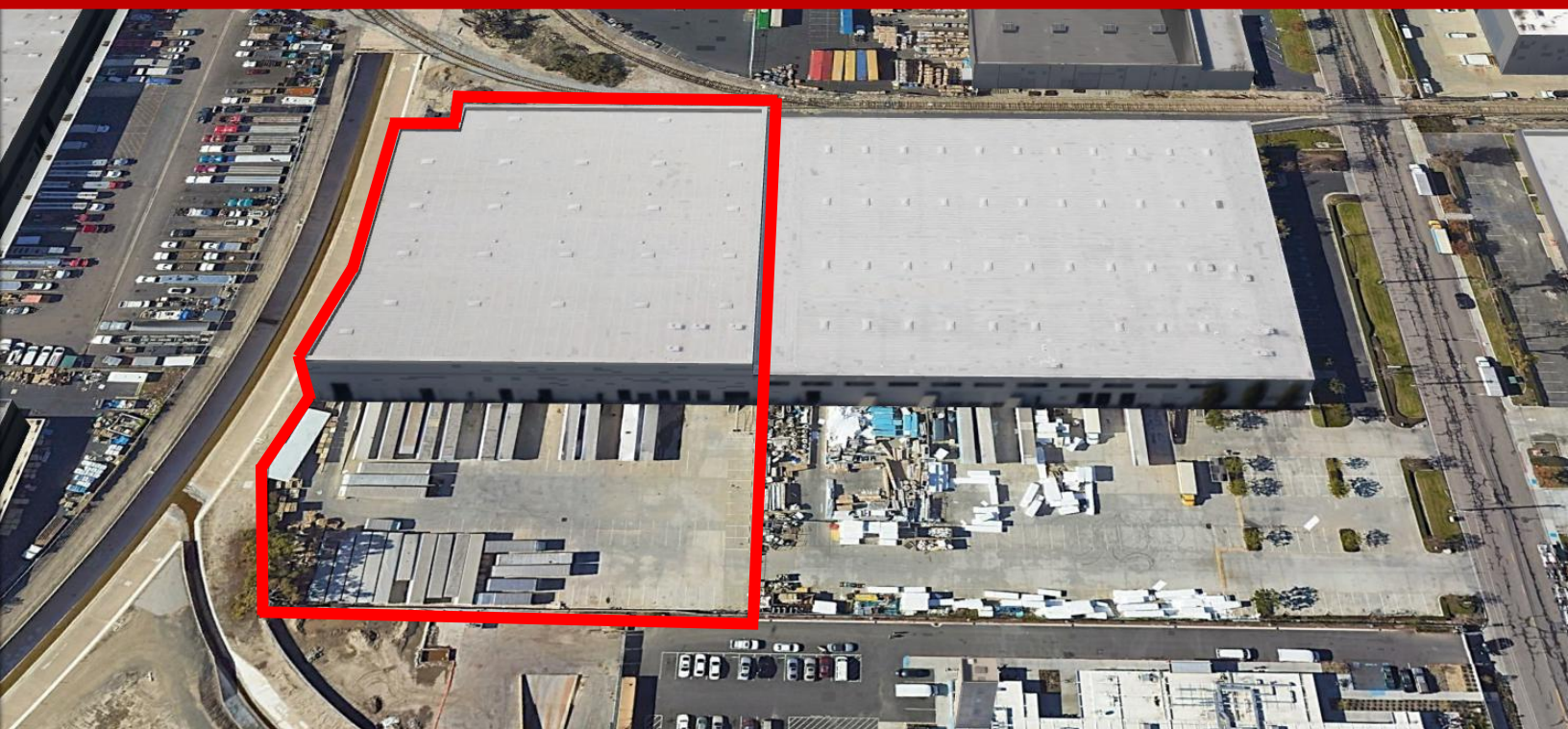


FOR SUBLEASE

± 72,079 Square Feet

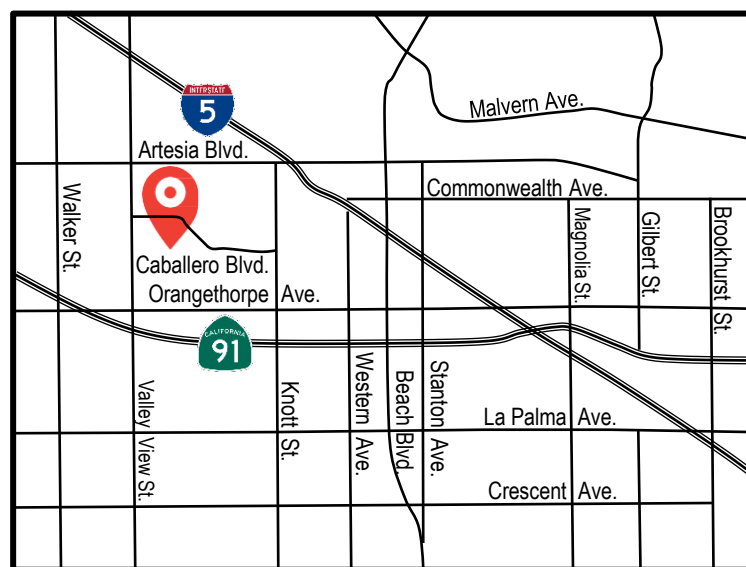
Distribution Space with Ten (10) Dock High Doors



6450 Caballero Blvd., Buena Park, CA 90620

PROPERTY HIGHLIGHTS

- High Image Distribution Building
- ± 3,000 Sq. Ft. of Quality Office Space
- Ten (10) Dock-High Doors
- ± 26' Minimum Warehouse Clearance (verify)
- Fire Sprinkler System (.45 GPM/3,000 sq. ft.)
- 400 Amps, 120/240 Volt (verify)
- Warehouse Lighting
- Professional Corporate Environment
- Immediate Access to the 5, 605 & 91 Freeways
- Twenty-four (24) month Sublease
- Site Plan on Reverse



**Map Not to Scale*

TOM MULROONEY

Senior Vice President

(714) 612-4315

muldog@ashwillassociates.com

CA DRE Lic.# 00892668

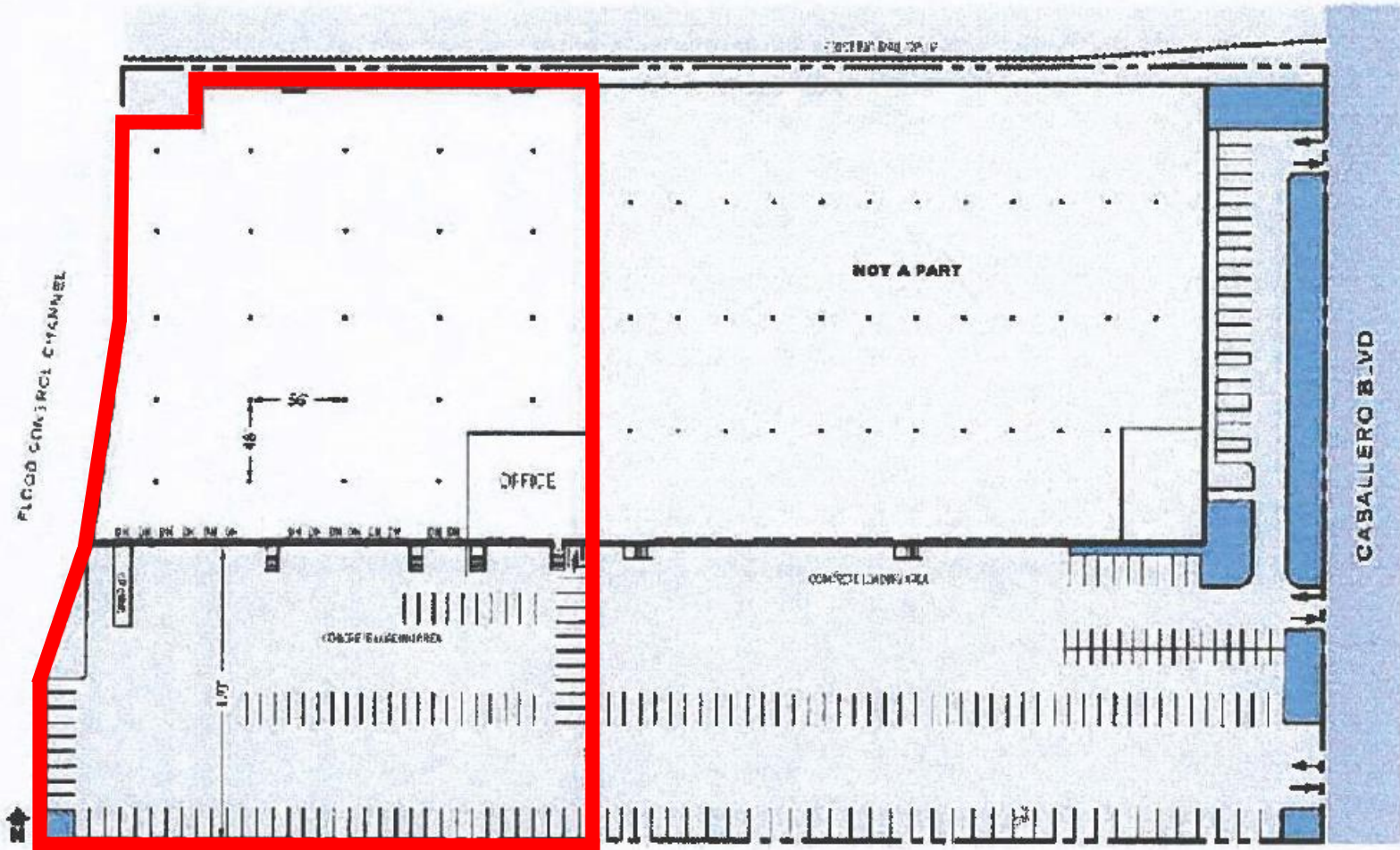
Corp DRE Lic.#01291393

Ashwill
Associates

COMMERCIAL REAL ESTATE

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

SITE PLAN



*Site Plan Not to Scale

Ashwill
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