

# FOR SUBLEASE

±46,060 SF Free Standing Industrial Building

**Rate drop!**  
**Now \$0.99 NNN**  
**PSF for first year**

# 7101 Village Drive

Buena Park, CA 90621

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# Property specifications

**+46,060 SF** freestanding industrial building

**Clean and show,** move-in-ready

**BTS** office suite, currently in shell condition

**Four (4)** dock level doors **(brand new)**

**One (1)** ground level door **(brand new)**

**+22' minimum** warehouse clearance

**LED motion** sensor lighting **(brand new)**

**.45/3000** calculated sprinkler system

**3,000 Amps,** 480/277 Volts

**+2.30:1,000** parking ratio (±106 stalls)

**High image** corporate facility

**Just off the 5 freeway, at Knott Avenue with close access to 91  
& 605 freeways**

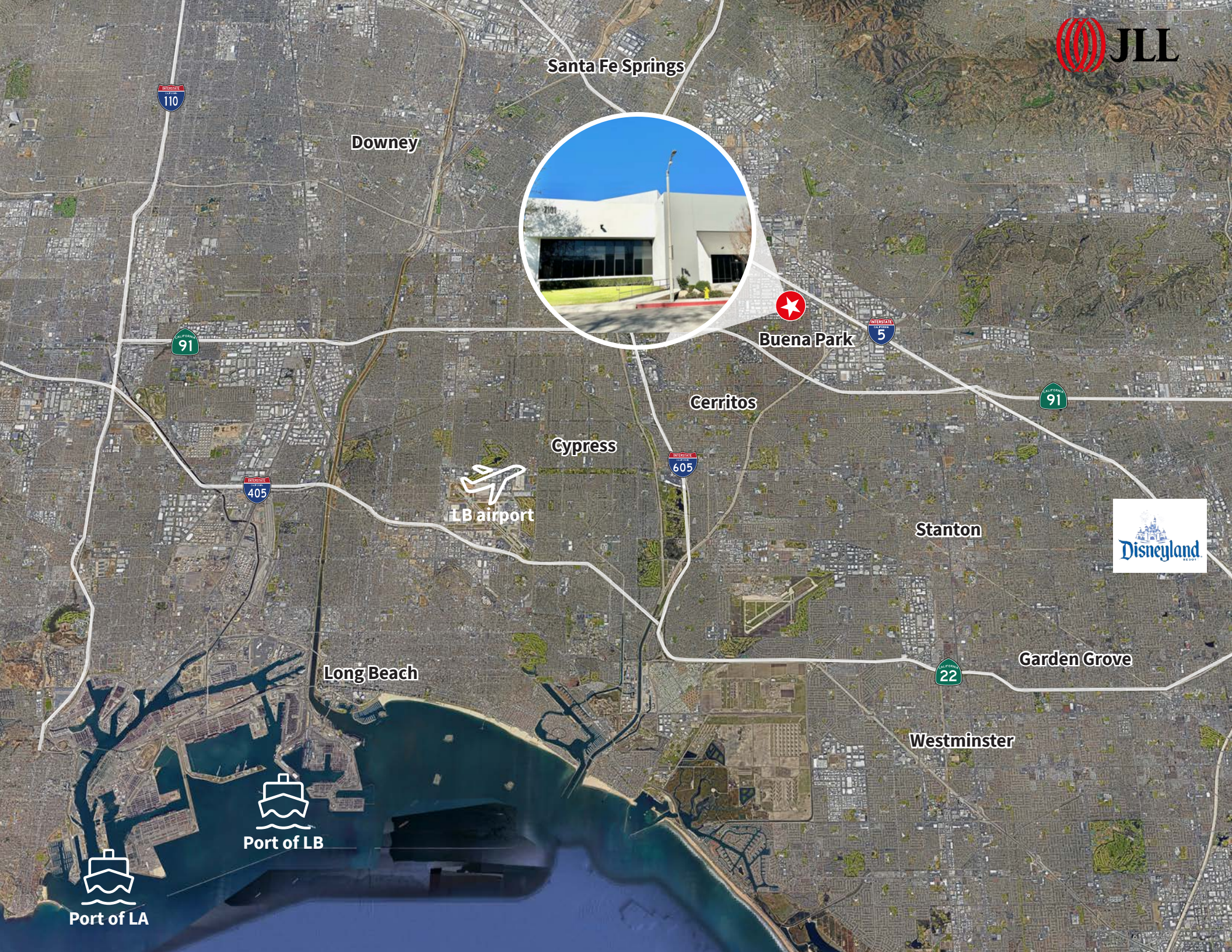
**Sublease term** through September 30, 2031



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Downey



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Cerritos

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LB airport

Stanton



Garden Grove

Westminster

Long Beach



Port of LB



Port of LA



# Site Plan

**±46,060 SF**





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