

# 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 ( $\pm 106$  stalls)

**High image** corporate facility

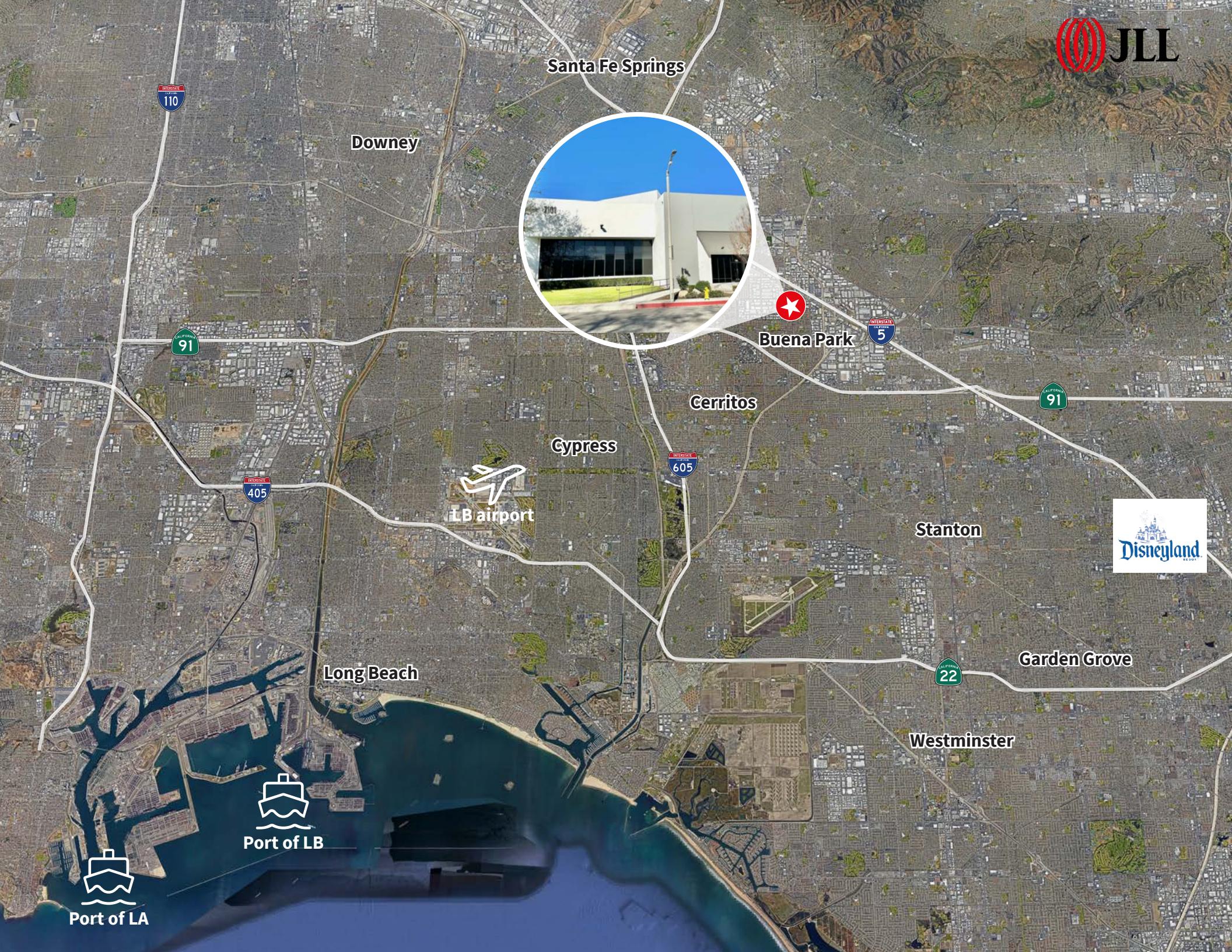
**Just off the 5 freeway, at Knott Avenue with close access to 91 & 605 freeways**

**Sublease term** through September 30, 2031



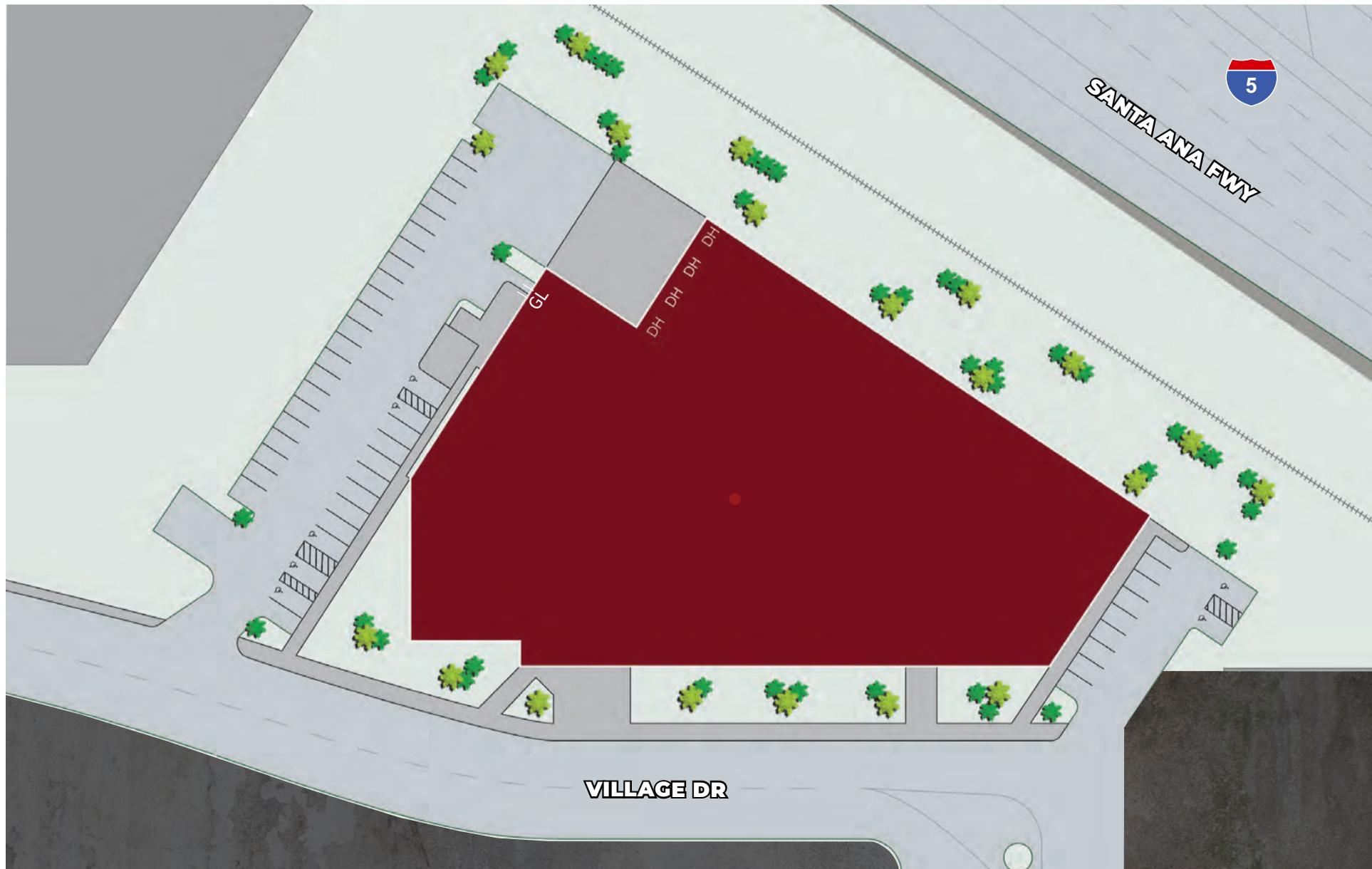
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# Site Plan

**+46,060 SF**





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