

# INDUSTRIAL | AVAILABLE FOR SALE OR LEASE ±55,244 Square Feet

High Image Building | Desirable Orange County Location



## VILLAGE BUSINESS PARK

7100 VILLAGE DRIVE, BUENA PARK, CA 90620

### PROPERTY FEATURES

±55,244 SF High Image Industrial Building

±5,000 SF of Functional Office Space

2.23 Acre Parcel

24' Minimum Warehouse Clearance

Two (2) Ground Level Ramps

Eight (8) Dock High Doors

1,600 Amps - 277/480 Volt Power (Verify)

114 Car Parking Spaces

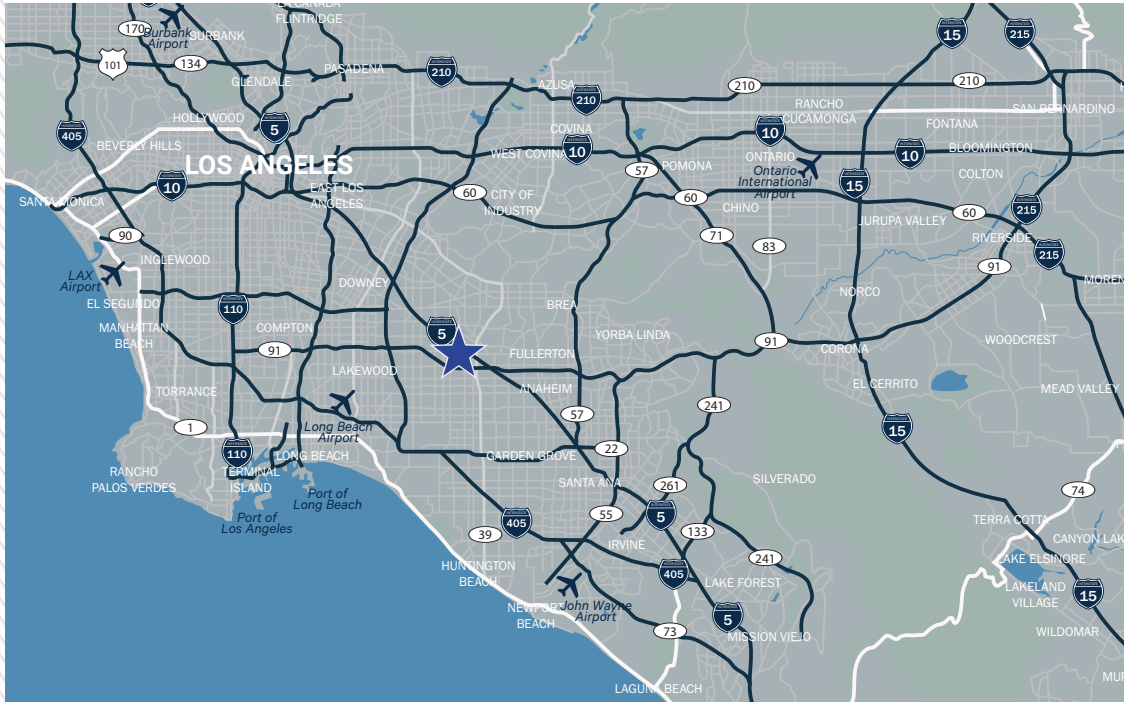
Sprinklered  
Immediate Access to Santa Ana (5) and Artesia (91) Freeways

Located in Professionally Managed Industrial Park

**CBRE**

# 7100 VILLAGE DRIVE, BUENA PARK, CA

Strategic mid counties location with excellent proximity to major freeways and the ports of L.A. & Long beach

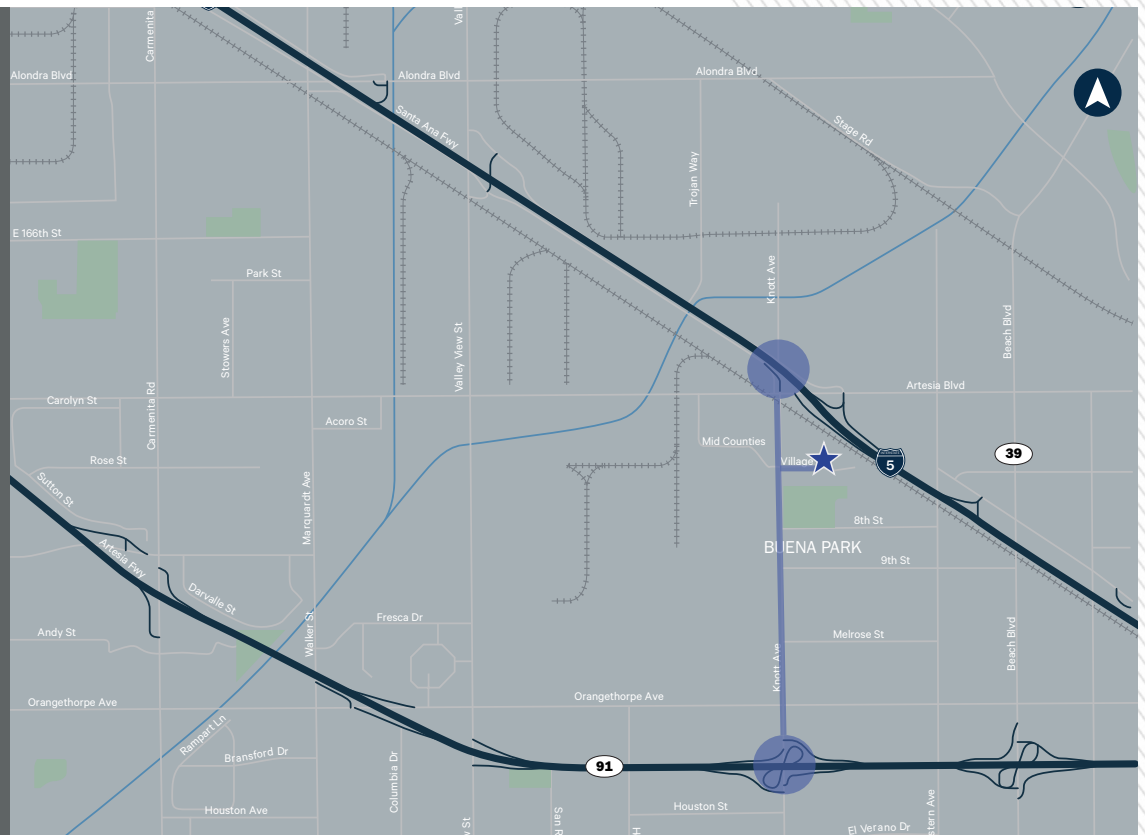


## LOCATION HIGHLIGHTS

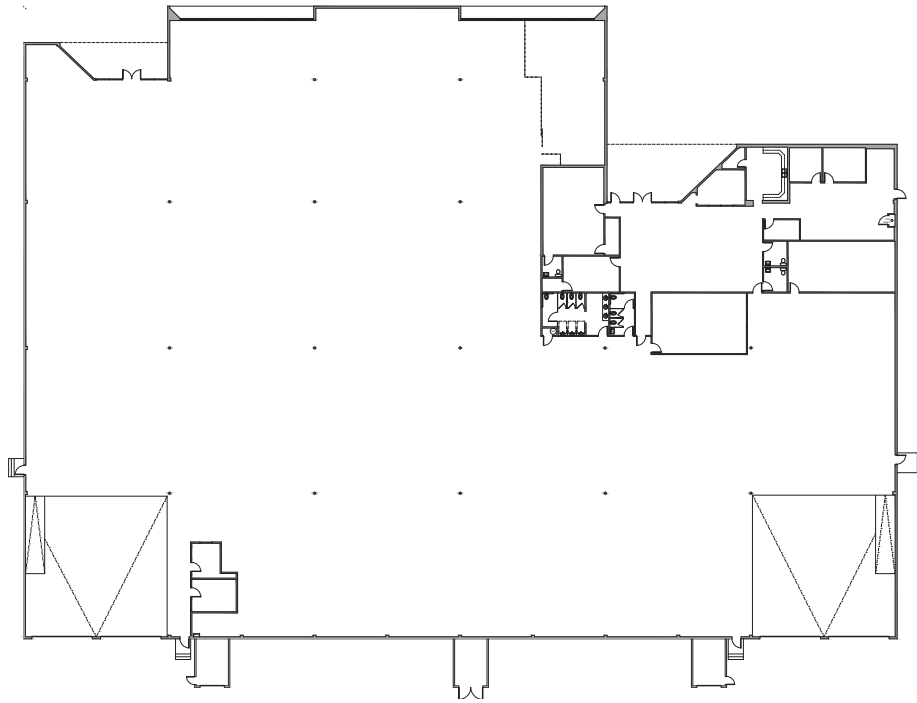
- A++ location with rare I-5 frontage and less than 2 miles to SR-91
- Beneficial drayage costs due to proximity to the Ports of Los Angeles & Long Beach and Los Angeles Int'l Airport, all less than 25 miles away
- Strategic e-commerce location proximate to 13 million people within a 60-minute drive and 18 UPS, FedEx and OnTrac hubs within a 25-mile radius

## KEY DISTANCES

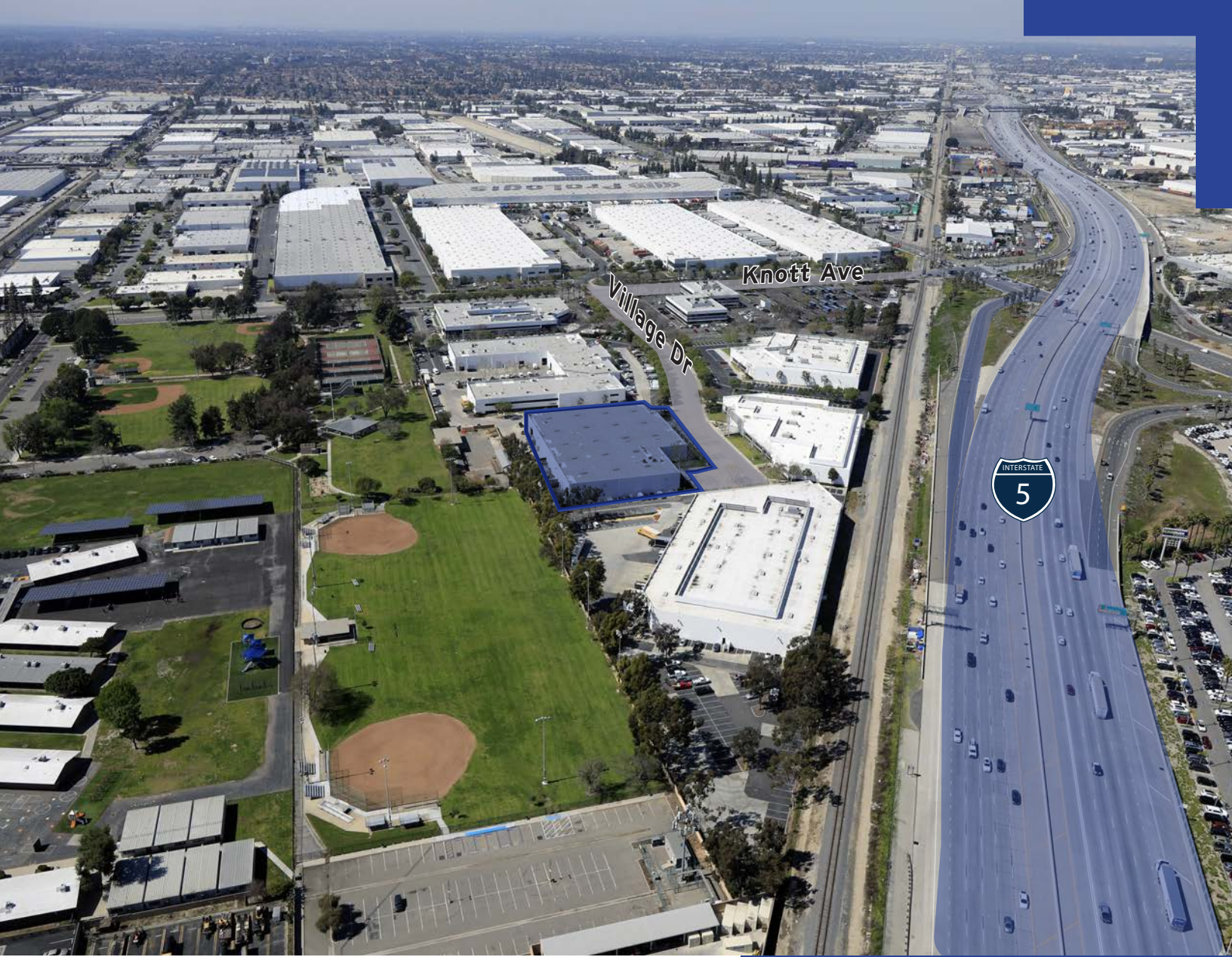
I-5	Frontage
SR-91	±1.2 Mi.
I-605	±5.5 Mi.
ICTF Railyard	±18.1 Mi.
John Wayne Airport	±19.3 Mi.
Downtown LA	±20.4 Mi.
Port of LA & LB	±24.4 Mi.
Los Angeles Int'l Airport	±27.3 Mi.



# SITE PLAN



7100 VILLAGE DRIVE, BUENA PARK, CA



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**BUENA PARK, CA 90620**



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