

**Industrial** | Available for Sale or Lease

**CBRE**

# ±55,362 SF Industrial Building on ±2.77 AC

8401 Page Street, Buena Park, CA

FREESTANDING BUILDING | MAJOR FREEWAY EXPOSURE | LARGE FENCED YARD



# Project Description

CBRE is pleased to announce an excellent purchase or lease opportunity at 8401 Page Street in Buena Park. The ±55,362 SF freestanding industrial building, situated on an oversized land parcel of ±2.77 AC, features a large fenced yard, abundant parking, fully fire sprinklered, major freeway exposure and excellent access to I-5 & 91 freeways.

## PROPERTY DETAILS

Address	8401 Page Street, Buena Park, CA 90621
Building Size	±55,362 SF Freestanding Industrial Building
Office	±11,362 SF Above Standard Office Area
Production Area	±9,000 SF 100% HVAC Production Area ( <i>can be removed</i> )
Grade-Level Doors	Four (4) Grade-Level Doors
Dock-High Doors	Possible
Warehouse Clearance	18' - 20' Minimum Warehouse Clear Height
Parking	2.7; 1,000 SF Parking Ratio
Yard	Large Fenced Yard
Power	800 Amps ( <i>verify</i> )
Location	North Orange County

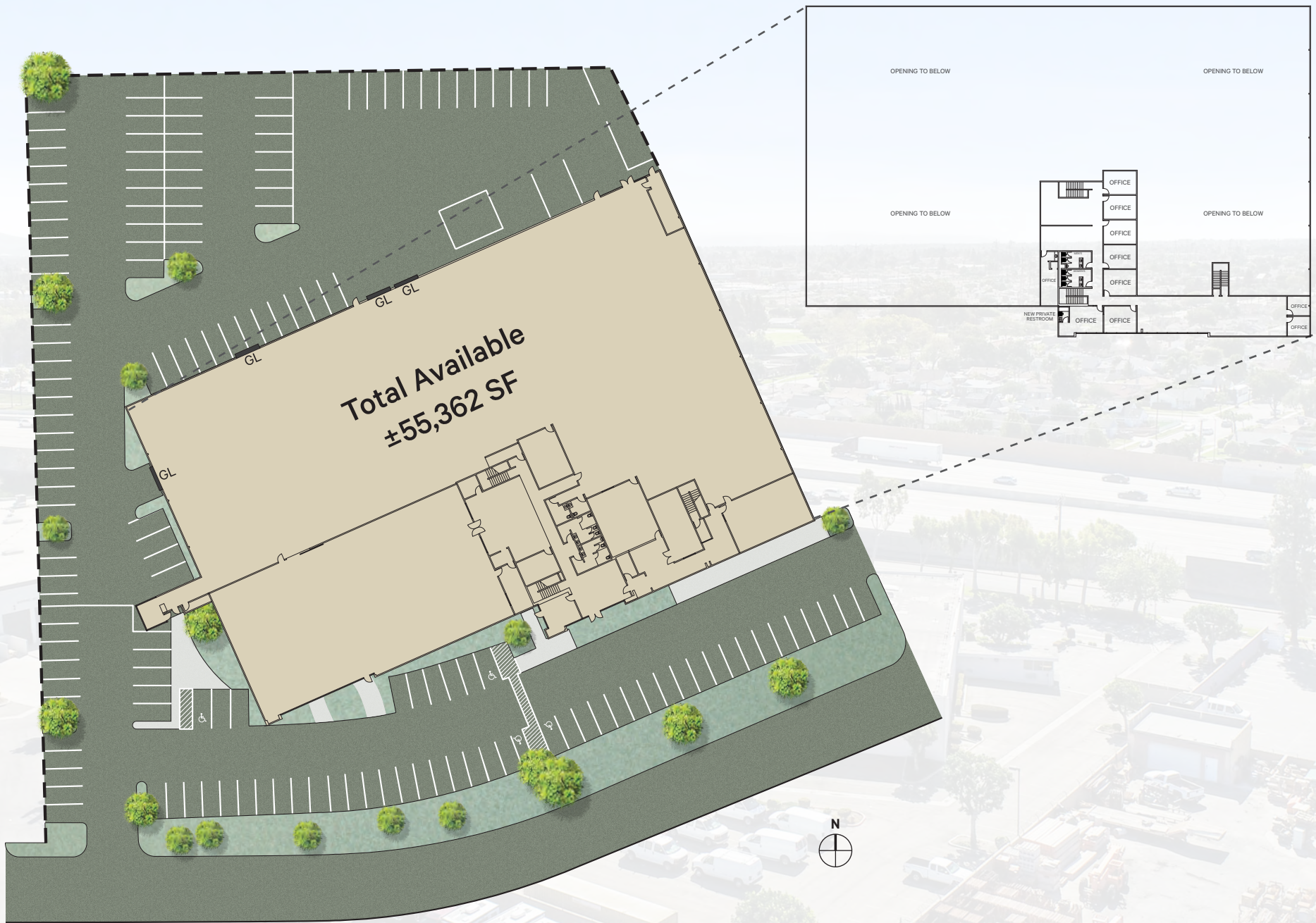
## SITE OVERVIEW

Parcel No. (APN)	070-080-56
Total Site Area	±2.767 AC (±121,097 SF)
Projected Site Use	Miscellaneous Commercial
County	Orange

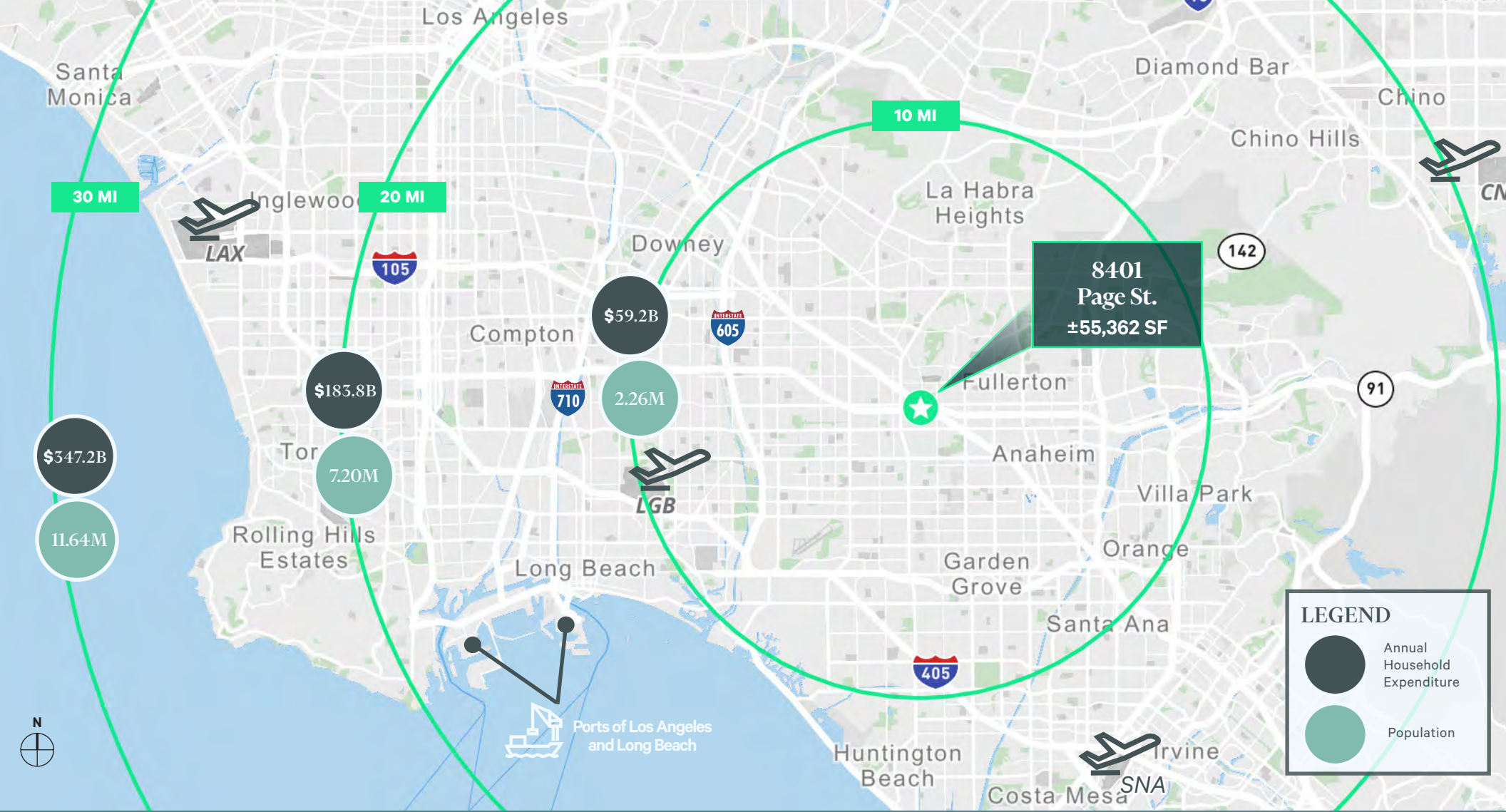




# Site Plan







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