

# FOR SALE

## ±11,562 SF INDUSTRIAL BUILDINGS

6430 & 6450 Roland St, Buena Park, CA 90621



**Buildings Can be Sold Separately or Together**

**CUP Approved for Most Industrial Uses (Verify)**

### PROPERTY FEATURES

- Two Freestanding Buildings Totaling ±11,562 SF
  - 6430 Roland Street: ±5,829 SF
  - 6450 Roland Street: ±5,733 SF
- ±2,200 SF of Office Total
- Heavy Power: 1,400 AMPS of Combined Power at 120/240 Volt, 3-Phase (Verify)
- Secured Shared Fenced Yard Area
- Four (4) Ground Level Doors
- 12' - 15' Warehouse Clear Height
- 21 Parking Spaces Total
- HVAC in Warehouse of 6450 Building
- Sprinklers Throughout
- Immediate Access to I-5 & 91 Freeways



Note: Measurements and sizes are approximate and are subject to change.

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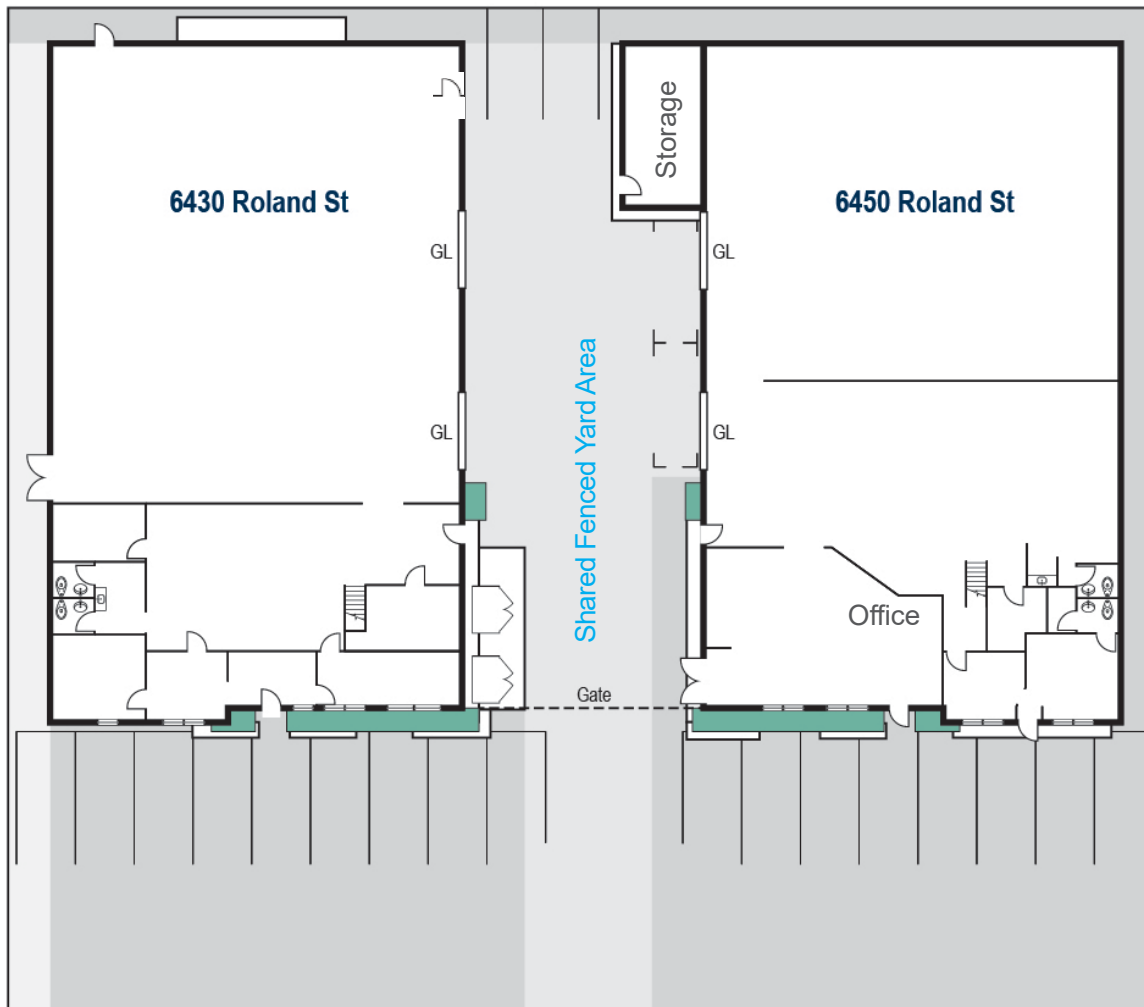
**CLIENT**  
RESOURCE GROUP

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### SITE PLAN



ROLAND ST

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