

KNOTT DISTRIBUTION CENTER



±399,473 SF AVAILABLE FOR LEASE

6311 KNOTT AVE / BUENA PARK, CA

MIKE FOLEY

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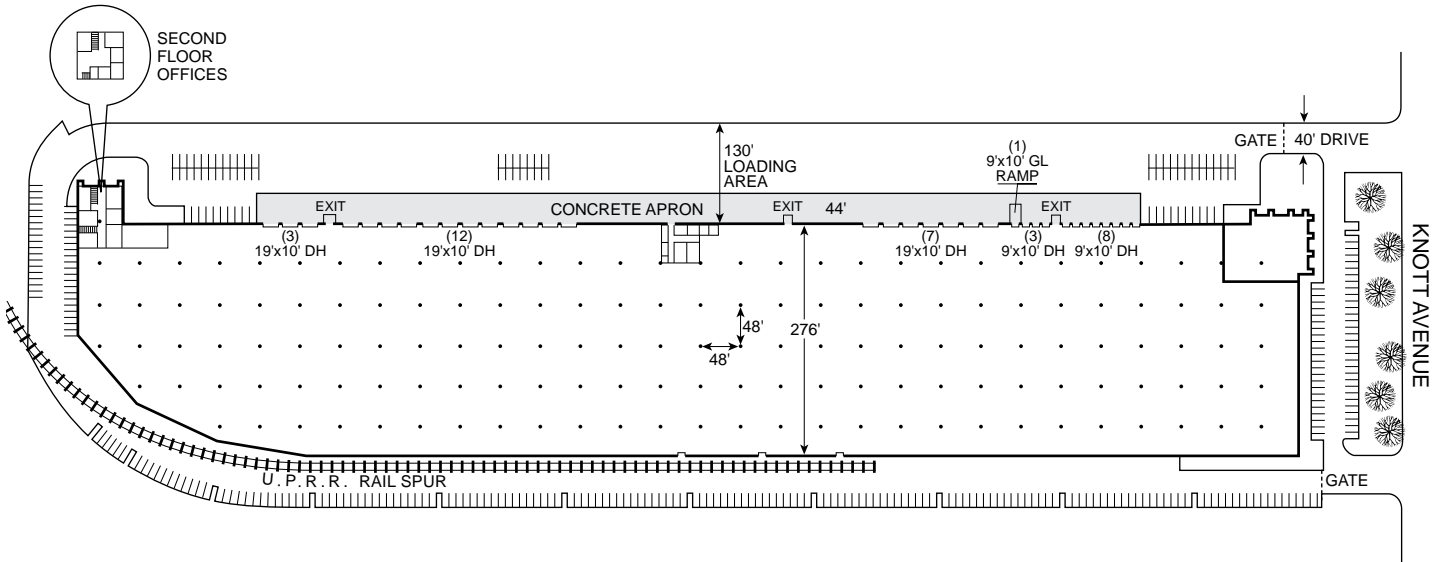
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±399,473 SF // FOR LEASE

PROPERTY HIGHLIGHTS

-  ±399,473 SF Freestanding Industrial Warehouse
-  8,251 SF of Office Area
-  New ESFR Fire Sprinkler System*
-  55 Dock High Positions
1 Grade Level Door
-  Excellent Mid Counties Location
-  30' Ceiling Clearance
-  Fully Fenced, Gated, and Secured Yard
-  1,000 Amps, 277/480 Volt Power
-  Rail Served
-  Immediate Access to 5 and 91 Freeways



*"Make Ready" work includes fire sprinkler system upgrade to ESFR

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PROPERTY AERIALS



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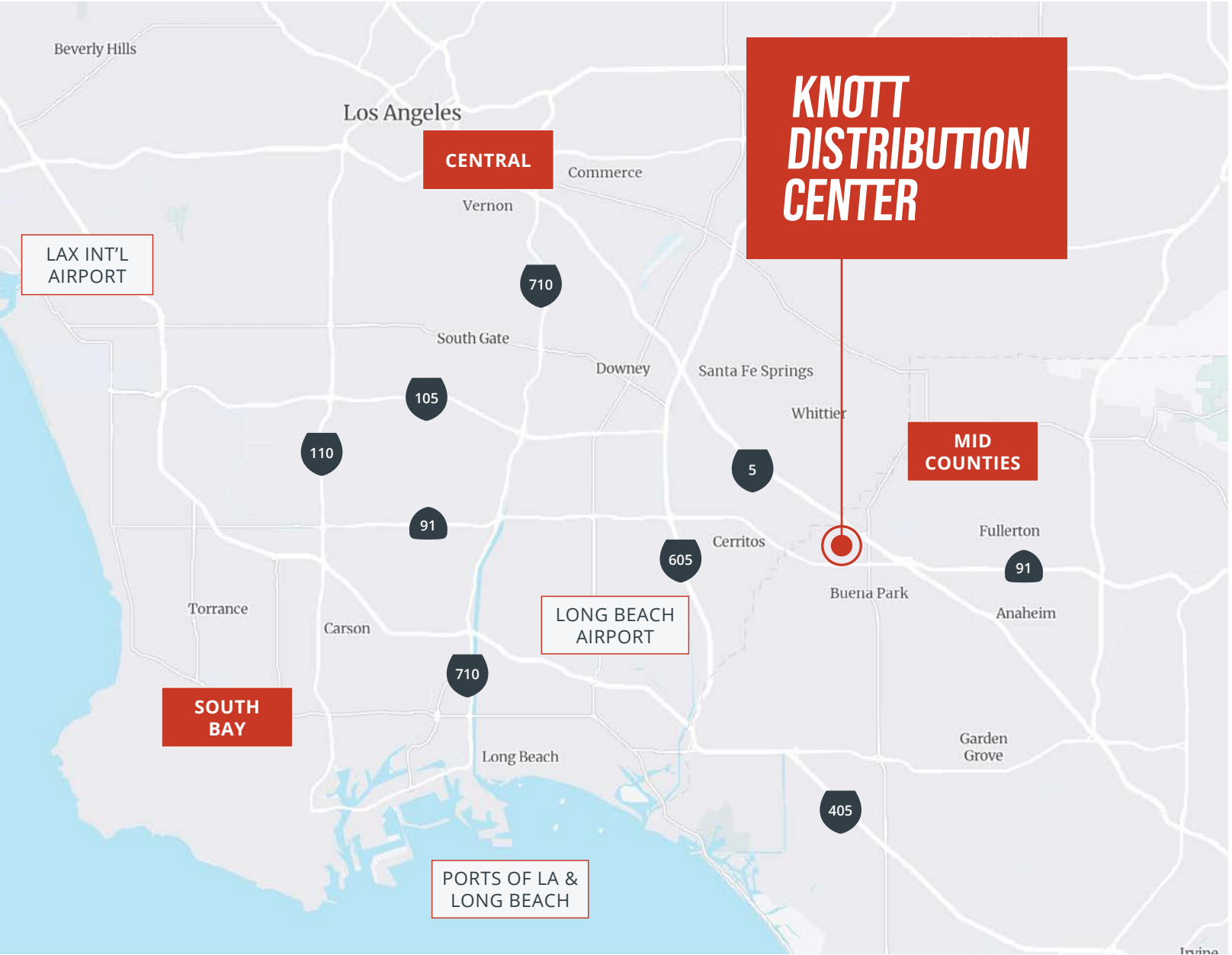
CORPORATE NEIGHBORS MAP



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LOCATION MAP



0.3 MILES
5 FREEWAY ACCESS

1.2 MILES
ROUTE 91 ACCESS



11 MILES
LONG BEACH AIRPORT

19 MILES
JOHN WAYNE AIRPORT

28 MILES
LAX INTERNATIONAL AIRPORT



23 MILES
LA/LB PORTS

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