

INDUSTRIAL | AVAILABLE FOR SALE OR LEASE ±46,060 Square Feet

High Image Building | Major Freeway Exposure | Desirable Orange County Location



VILLAGE BUSINESS PARK

7101 VILLAGE DRIVE, BUENA PARK, CA 90620

PROPERTY FEATURES

±46,060 SF High Image
Industrial Building

Office Built to Suit, Currently
Shell Condition

4 Dock High Positions and 1
Ground Level Ramp

22' Minimum Ceiling
Clearance

.45/3000 Sprinkler Calc
(To be Verified)

Heavy Power 3,000 Amps

106 Striped Parking Spaces

Located on the 5 Freeway
with Convenient Access to
5, 91 and 605 Freeways

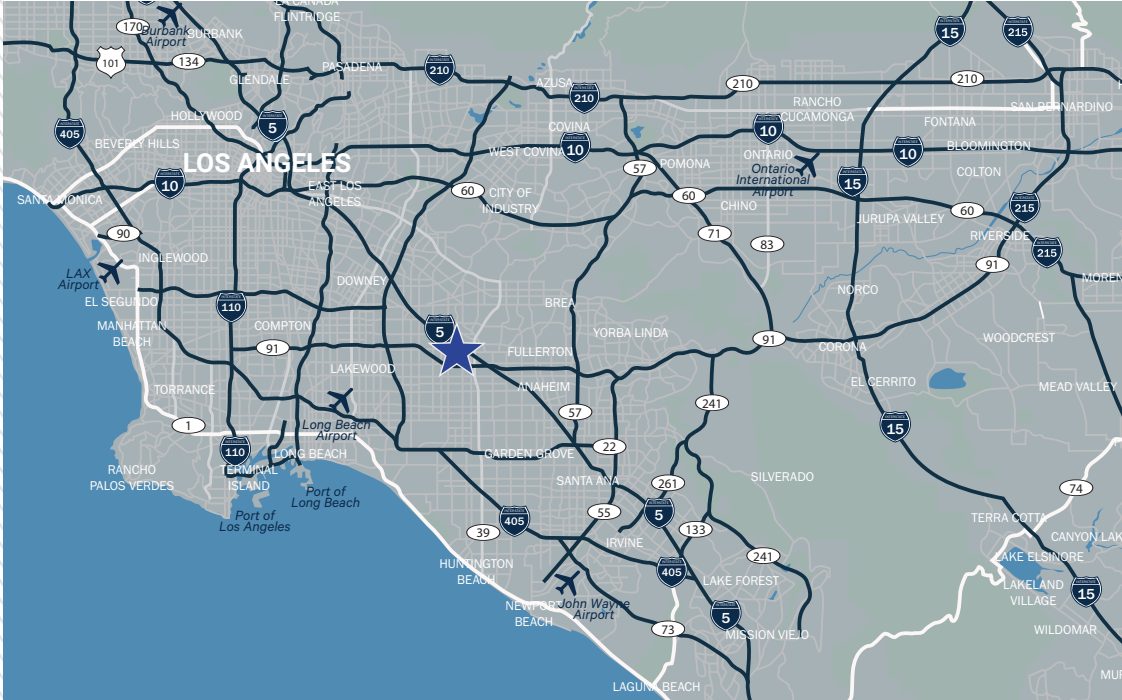
Excellent Regional
Connectivity with Unrivalled
Access to Major Freeways,
Airports and Ports of LA/LB

Part of a Professionally-
Owned and Managed
Master-Planned
Industrial Park

CBRE

7101 VILLAGE DRIVE, BUENA PARK, CA

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



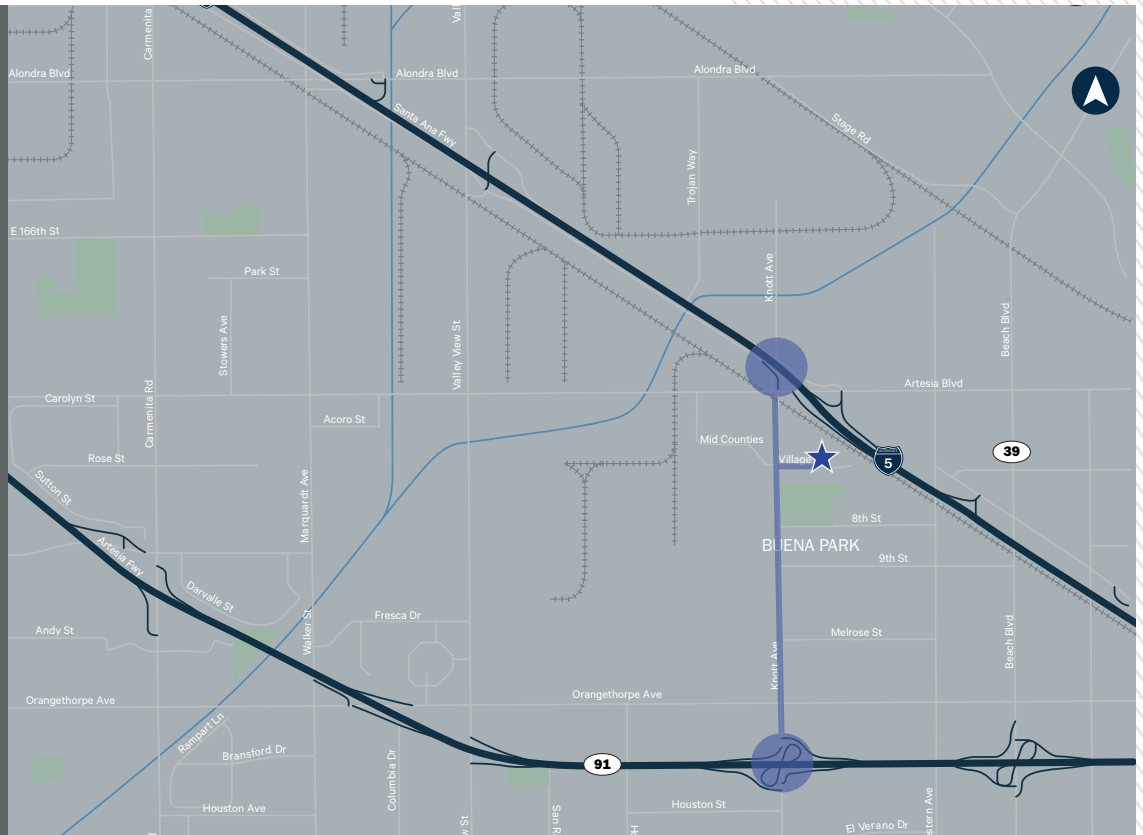
LOCATION HIGHLIGHTS

- 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.

 = ON/OFF RAMP

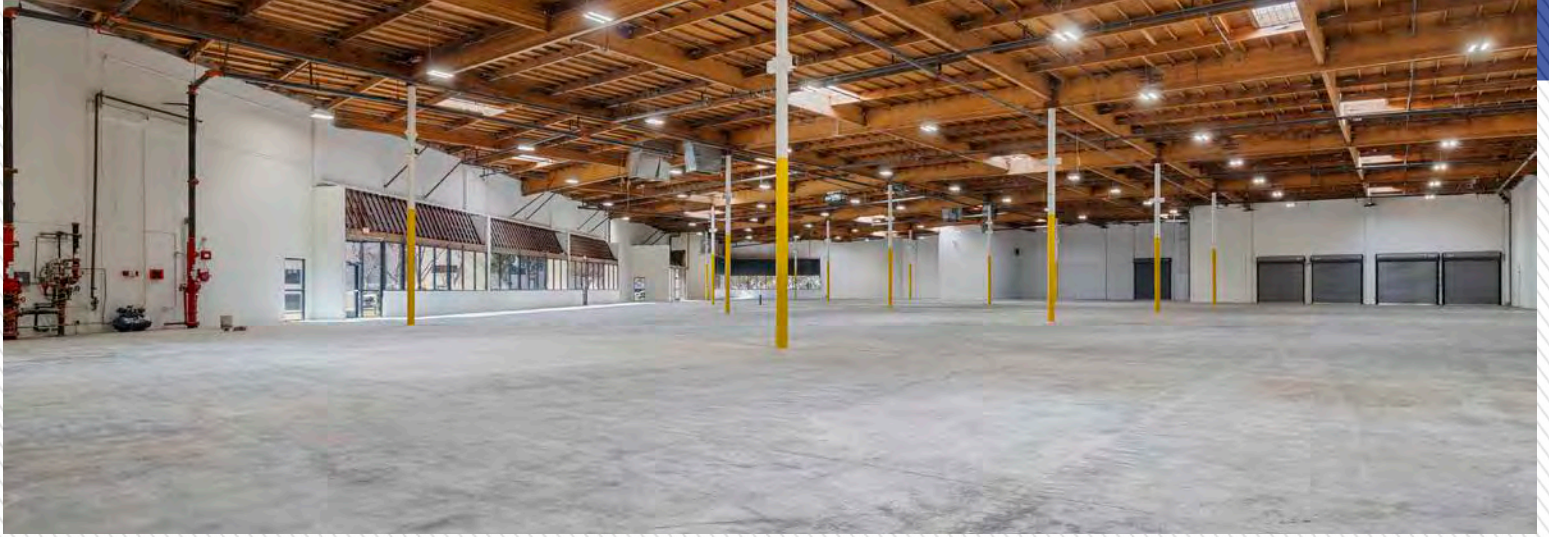


SITE PLAN



7101 VILLAGE DRIVE, BUENA PARK, CA

PHOTOS



7101 VILLAGE DRIVE, BUENA PARK, CA



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