

INDUSTRIAL | AVAILABLE FOR SALE OR LEASE ±46,843 Square Feet

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



VILLAGE BUSINESS PARK 7101 VILLAGE DRIVE, BUENA PARK, CA 90621

PROPERTY FEATURES

±46,843 SF High Image Industrial Building

±4,500 SF New Office Space

(4) Dock High Loading Doors
(1) Ground Level Loading Door

Heavy Power - 3,000 Amps,
277/480 volt

24' Minimum Ceiling Clearance

45/3,000 Sprinkler Calc
(To be Verified)

2:1,000 Parking Ratio

Located on the 5 Freeway with Convenient Access to the 91, 105 and the 605

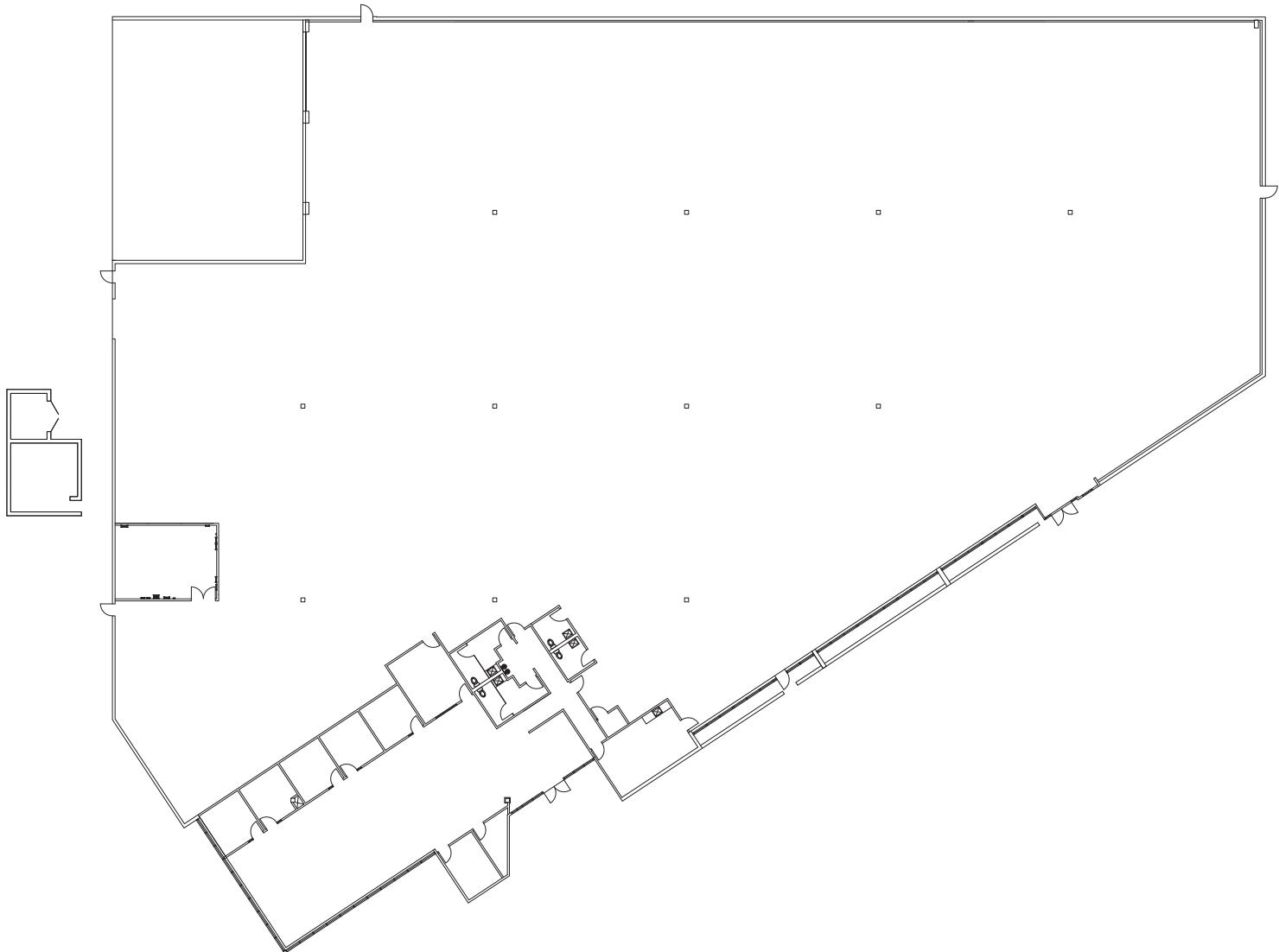
Excellent Regional Connectivity with Unrivaled Access to Major Freeways, Airports and Ports of LA/LB

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

CBRE

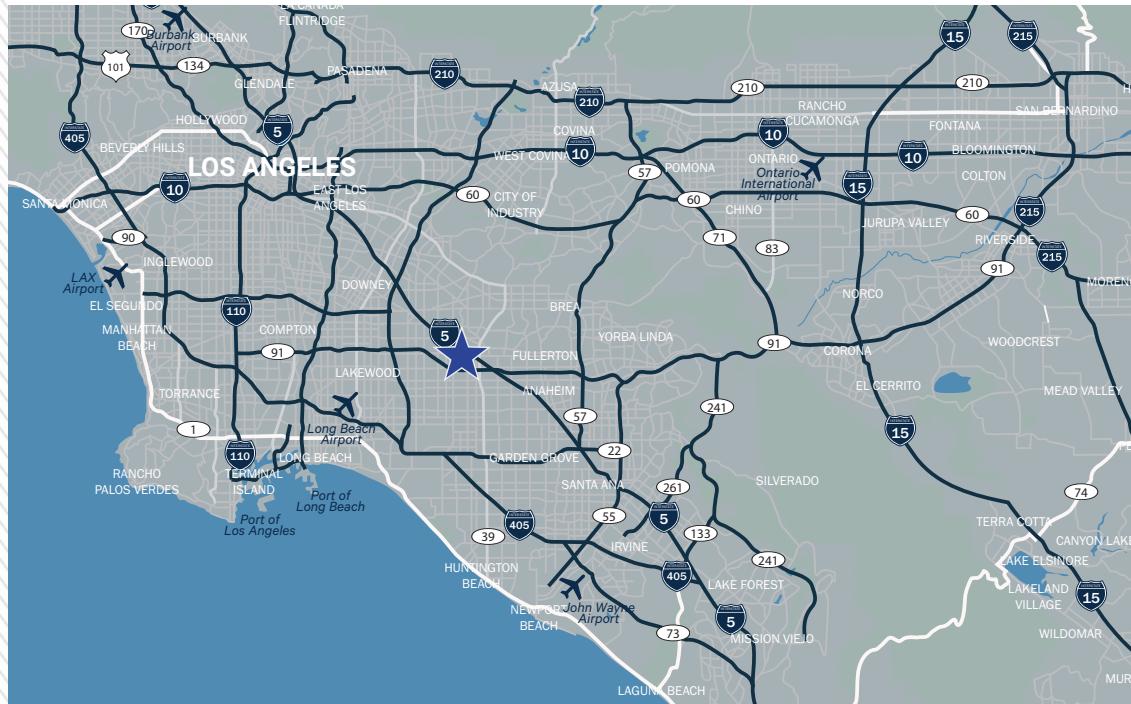
7101 VILLAGE DRIVE, BUENA PARK, CA

NEW OFFICE FLOOR PLAN



7101 VILLAGE DRIVE, BUENA PARK, CA

Strategic Mid-Counties location with excellent proximity to major freeways and the ports of L.A. & Long Beach



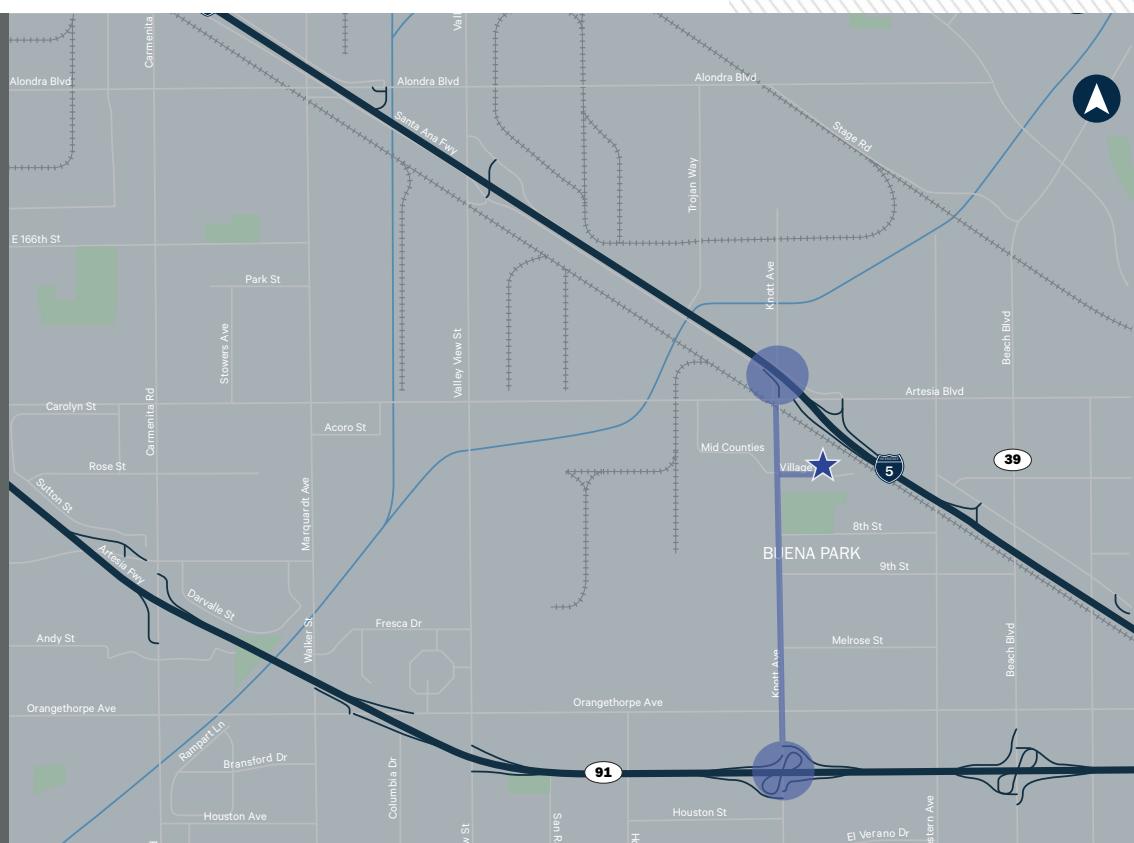
LOCATION HIGHLIGHTS

- A+ location with rare I-5 frontage and approximately 1 mile to the 91 Freeway
- Beneficial drayage costs due to proximity to the Ports of Los Angeles & Long Beach and Los Angles 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



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