

Available SF 55,244 SF

Industrial For Lease & For Sale

Building Size

55,244 SF



**Property Name:** Village Business Park  
**Address:** 7100 Village Dr, Buena Park, CA 90621  
**Cross Streets:** Village Dr / S Knott Ave

High Image Free Standing Industrial Building  
 Heavy Power 1,600 Amps; 277/480 Volt  
 8 Dock High Positions & 2 Ground Level Ramps  
 ±24' Clear Height  
 Excellent Access to the 5, 91, and 605 Freeways

<b>Lease Rate/Mo:</b>	TBD	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	5,000 SF
<b>Lease Rate/SF:</b>	TBD	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	Gross / Op. Ex:	<b>GL Doors/Dim:</b>	2	<b>Office HVAC:</b>	None
<b>Available SF:</b>	55,244 SF	<b>DH Doors/Dim:</b>	8	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	55,244 SF	<b>A: 1600 V: 277-480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	2.11 Ac / 91,756 SF	<b>Construction Type:</b>	Tilt-wall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Negotiable	<b>Const Status/Year Bit:</b>	Existing / 1981	<b>Include In Available:</b>	No
<b>Sale Price:</b>	\$18,506,740	<b>Whse HVAC:</b>	No	<b>Possession:</b>	04/01/25
<b>Sale Price/SF:</b>	\$335.00	<b>Parking Spaces: 114 / Ratio: 2.06:1,000</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call Broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	OC North
<b>Zoning:</b>	ML			<b>APN#:</b>	276-191-06

**Listing Company:** CBRE, Inc.  
**Agents:** John Biven (562) 968-1150; Chris Ehrlich (562) 968-1160; Dalton Douty (714) 345-9023  
**Listing #:** AIR CRE Use Only **Listing Date:** AIR CRE Use Only **FTCF:** CB000N000S000 / OAA

**Notes:** Tenant/buyer to verify all information. Special features: free standing building, heavy power. Contact broker regarding commission.

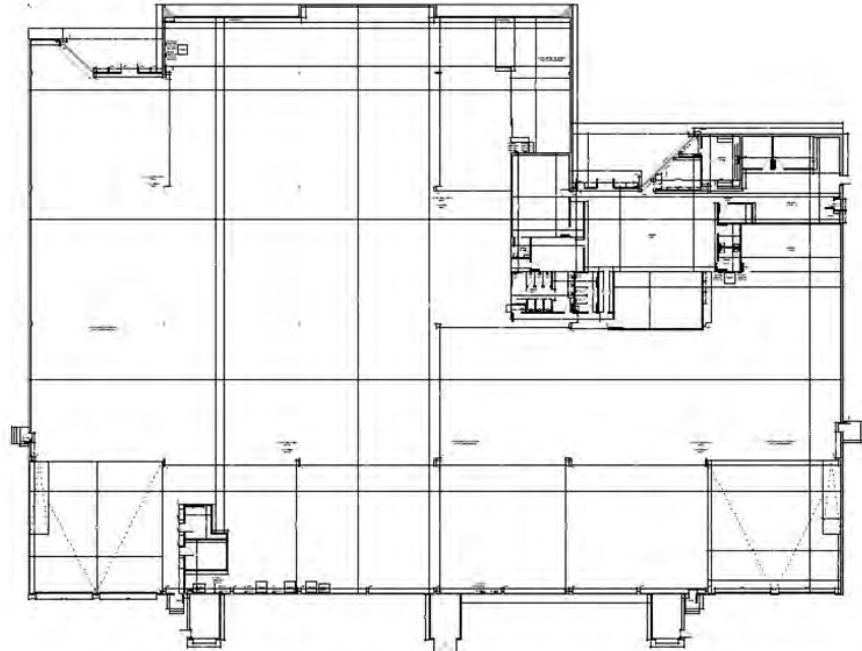
# Industrial For Sale & For Lease

## Village Business Park



7100 Village Dr Buena Park, CA 90621 | ±55,244 SF

Site Plan



## Contact Us

**John Biven**  
First Vice President  
+1 562 968 1150  
[john.biven@cbre.com](mailto:john.biven@cbre.com)  
Lic. 00937552

**Chris Ehrlich**  
First Vice President  
+1 562 968 1160  
[chris.ehrlich@cbre.com](mailto:chris.ehrlich@cbre.com)  
Lic. 01450093

**Dalton Douty**  
Senior Associate  
+1 949 809 4052  
[dalton.douty@cbre.com](mailto:dalton.douty@cbre.com)  
Lic. 02037282

10350 Heritage Park Drive  
Suite 100  
Santa Fe Springs, CA 90670