



6340

**VALLEY VIEW ST
BUENA PARK, CA**

Valley View St

FOR LEASE

63,422 Sq. Ft.

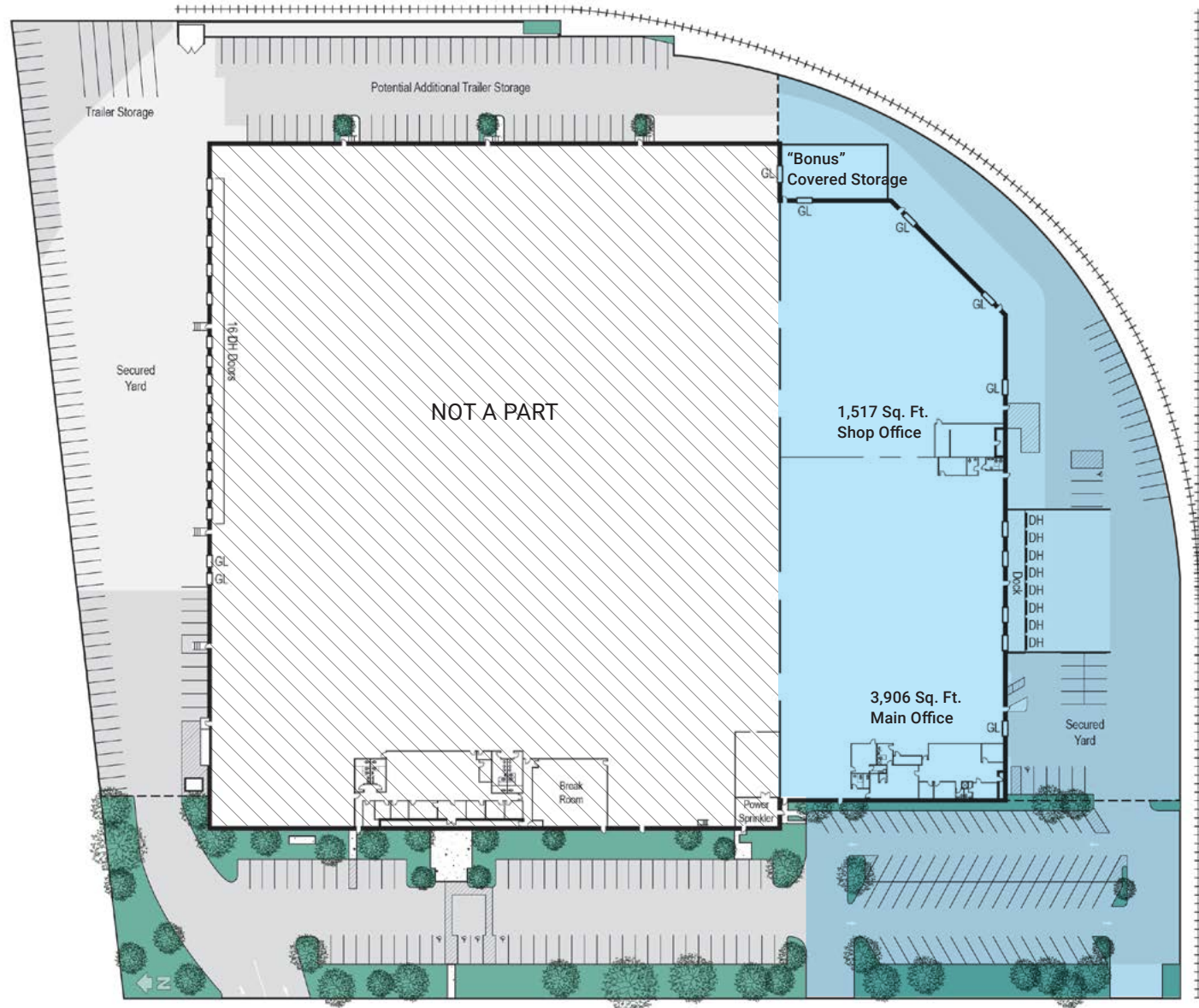
Industrial Distribution/Manufacturing Building

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

FEATURES

- » ± 63,422 Sq. Ft.
- » ± 5,423 Sq. Ft. of Office Space (can be reduced)
- » Six (6) Ground Level Doors
- » Eight (8) Dock High Loading Doors
- » Fire Sprinklers (.60 GPM/2,000)
- » 26' Warehouse Clearance
- » Rail Spur Access
- » Motion Sensor LED Warehouse Lights
- » Large Secured Yard
- » 1.2:1,000 Parking Ratio
- » 1,200 Amps of Power (277/480 Volt) - Tenant to Verify
- » Bonus Exterior Covered Storage (±4,000 Sq. Ft.)
- » Conveniently Located Approximately .92 Miles from the 91 Freeway and Approximately .97 Miles from the 5 Freeway

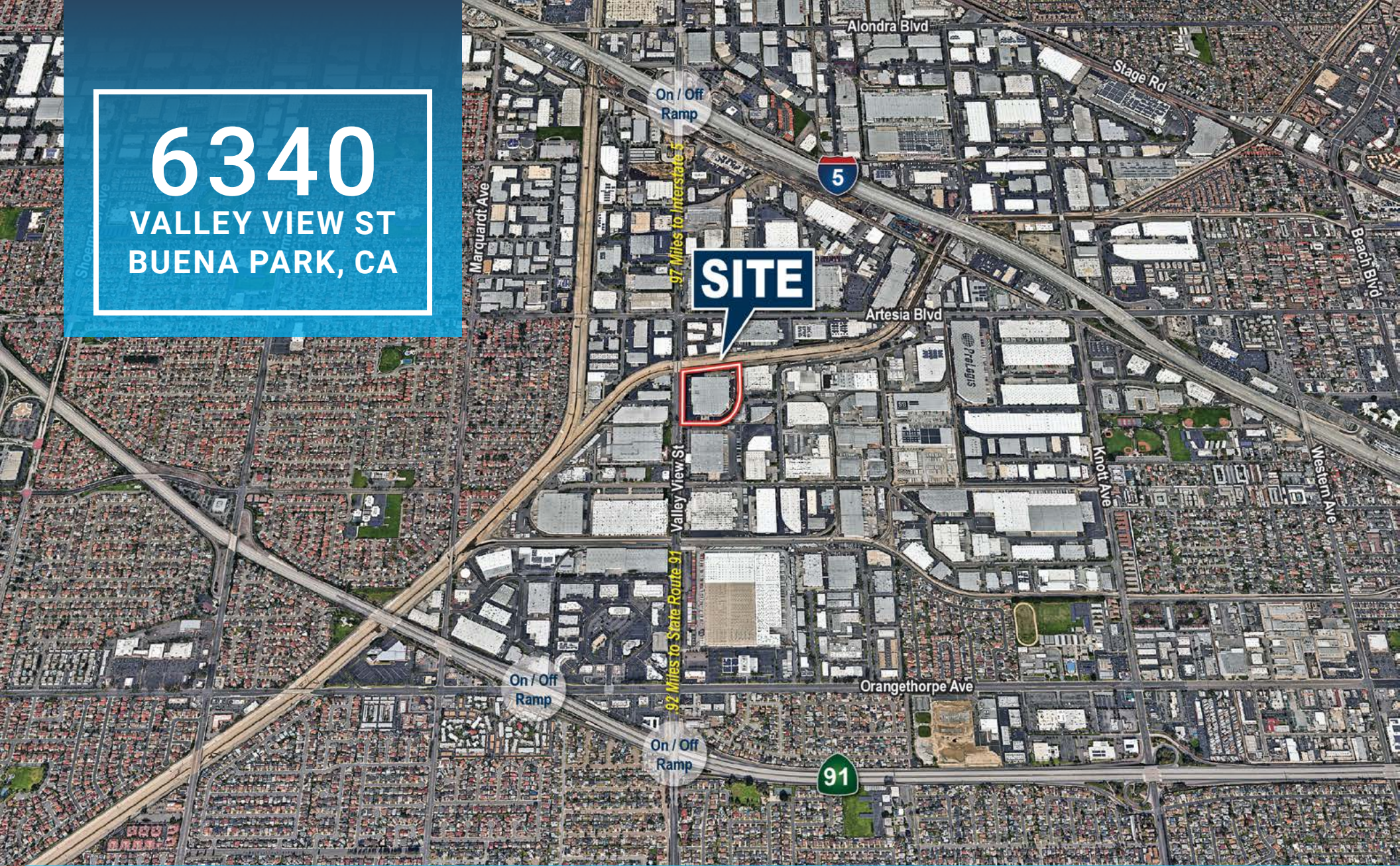


VALLEY VIEW ST

Note: Site plan not to scale.

SITE PLAN

6340
VALLEY VIEW ST
BUENA PARK, CA



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