

INDUSTRIAL | AVAILABLE FOR SALE OR LEASE

±68,870 Square Feet

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



VILLAGE BUSINESS PARK

7150 VILLAGE DRIVE, BUENA PARK, CA 90620

PROPERTY FEATURES

±68,870 SF High Image Industrial Building

Located in Professionally Managed Industrial Park

±7,000 SF of Functional Office Space

24' Minimum Warehouse Clearance

One (1) 10' x 10' GL Door

Eight (8) 9 x 9 DH Doors

2,000 Amps - 277/480 Volt Power (Verify)

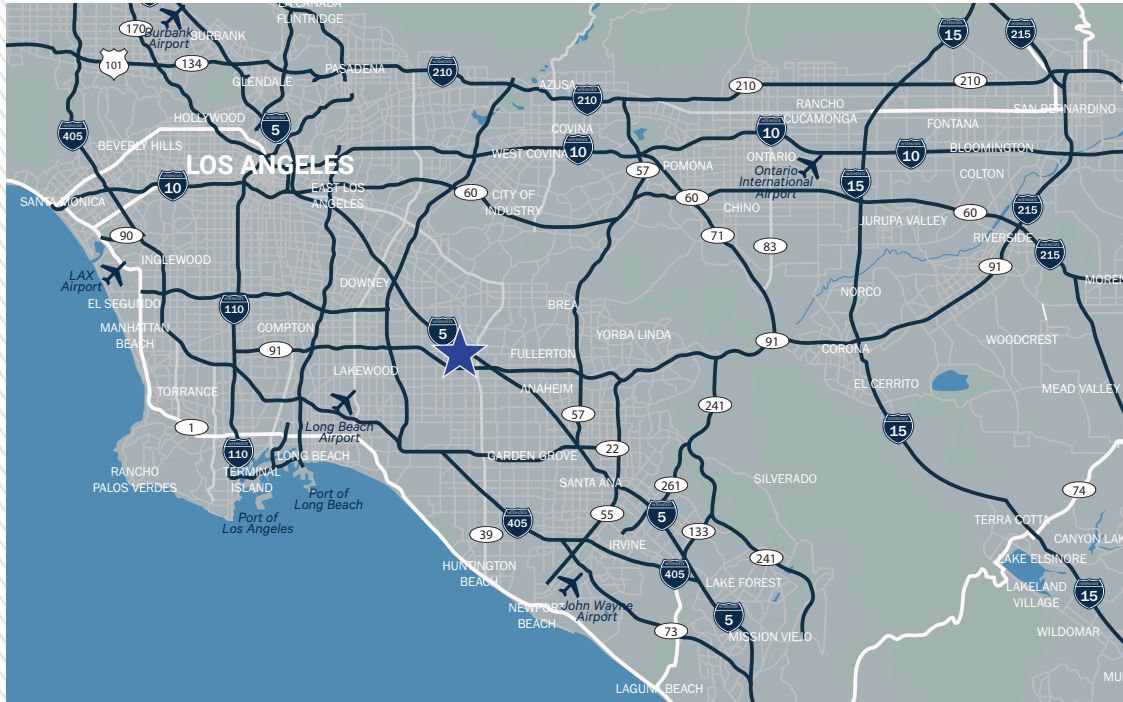
Sprinklered

133 Car Parking Spaces

Immediate Access to Santa Ana (5) and Artesia (91) Freeways

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

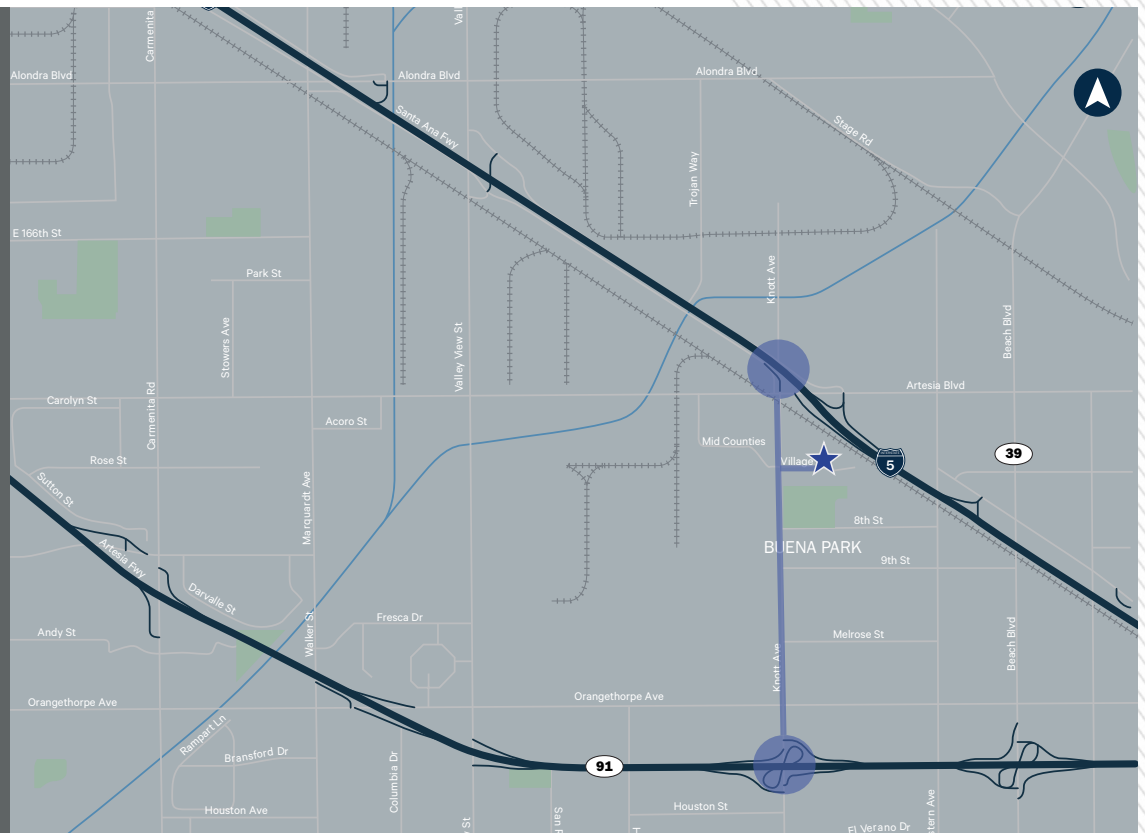


LOCATION HIGHLIGHTS

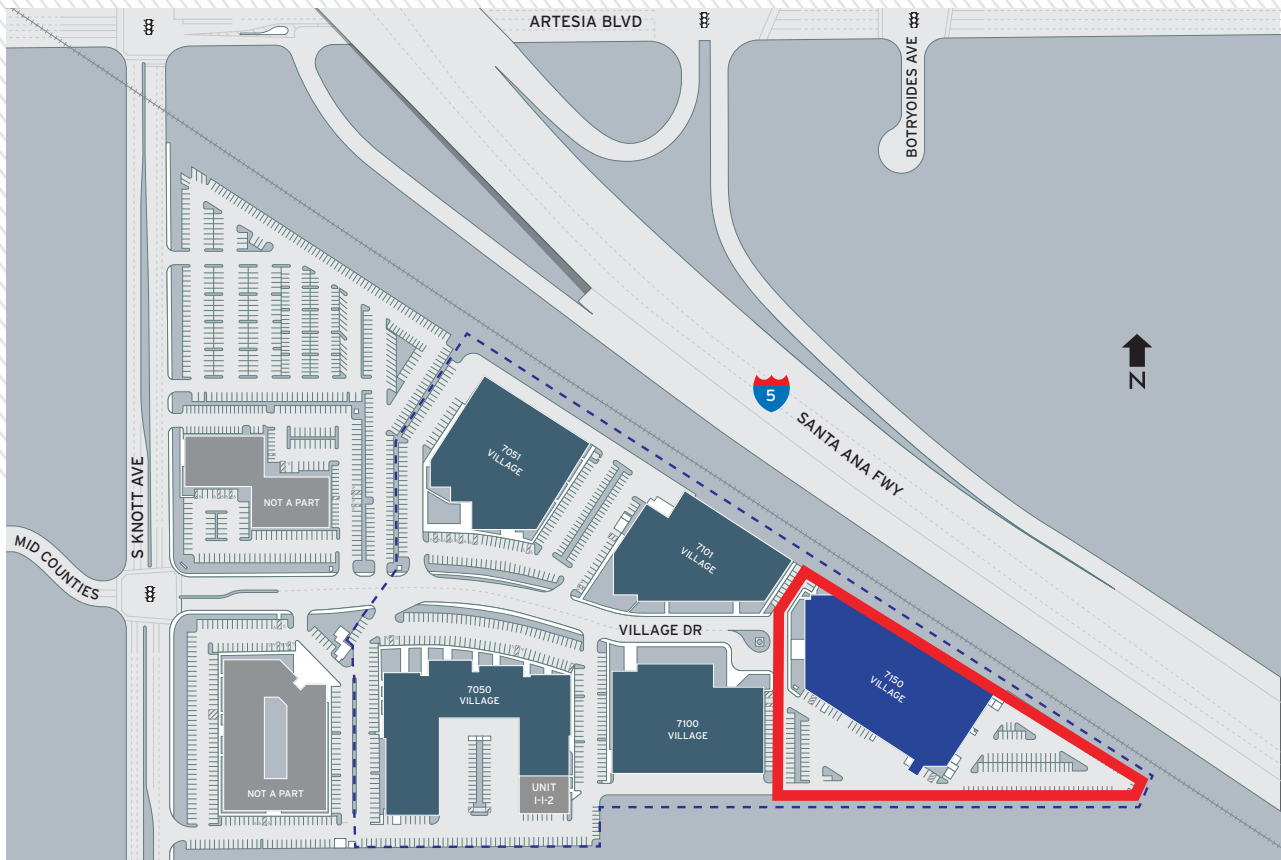
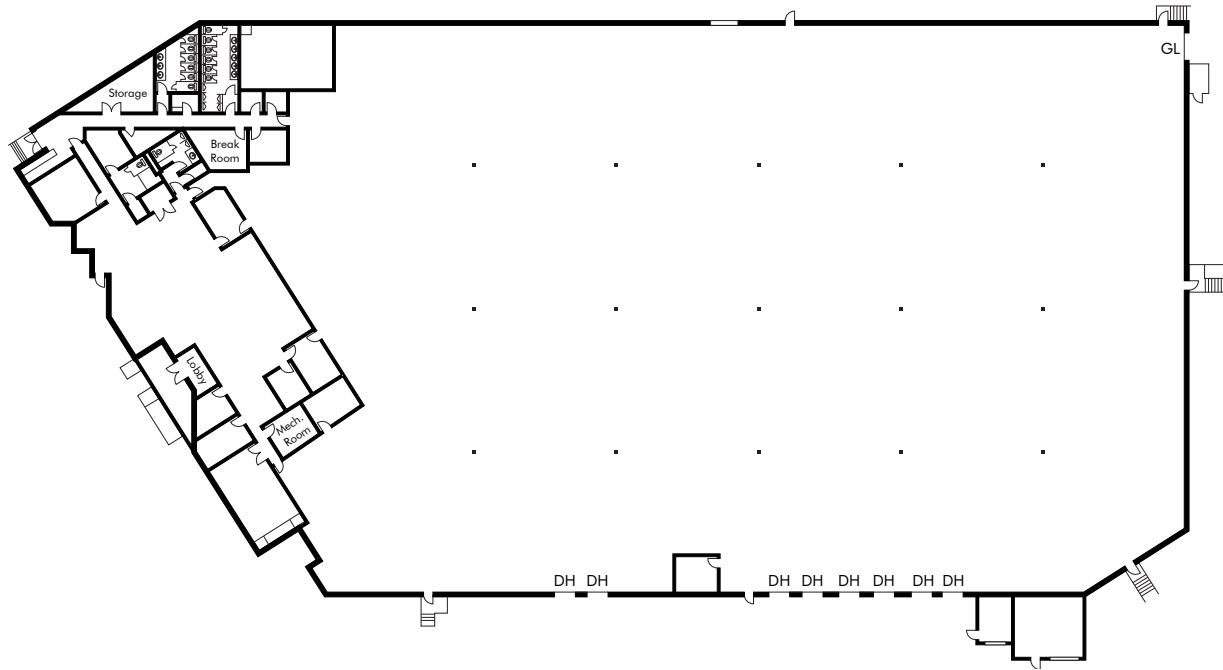
- A++ location with rare I-5 frontage and less than 2 miles to SR-91
- Beneficial drayage costs due to proximity to the Ports of Los Angeles & Long Beach and Los Angeles Int'l Airport, all less than 25 miles away
- Strategic e-commerce location proximate to 13 million people within a 60-minute drive 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.



SITE PLAN

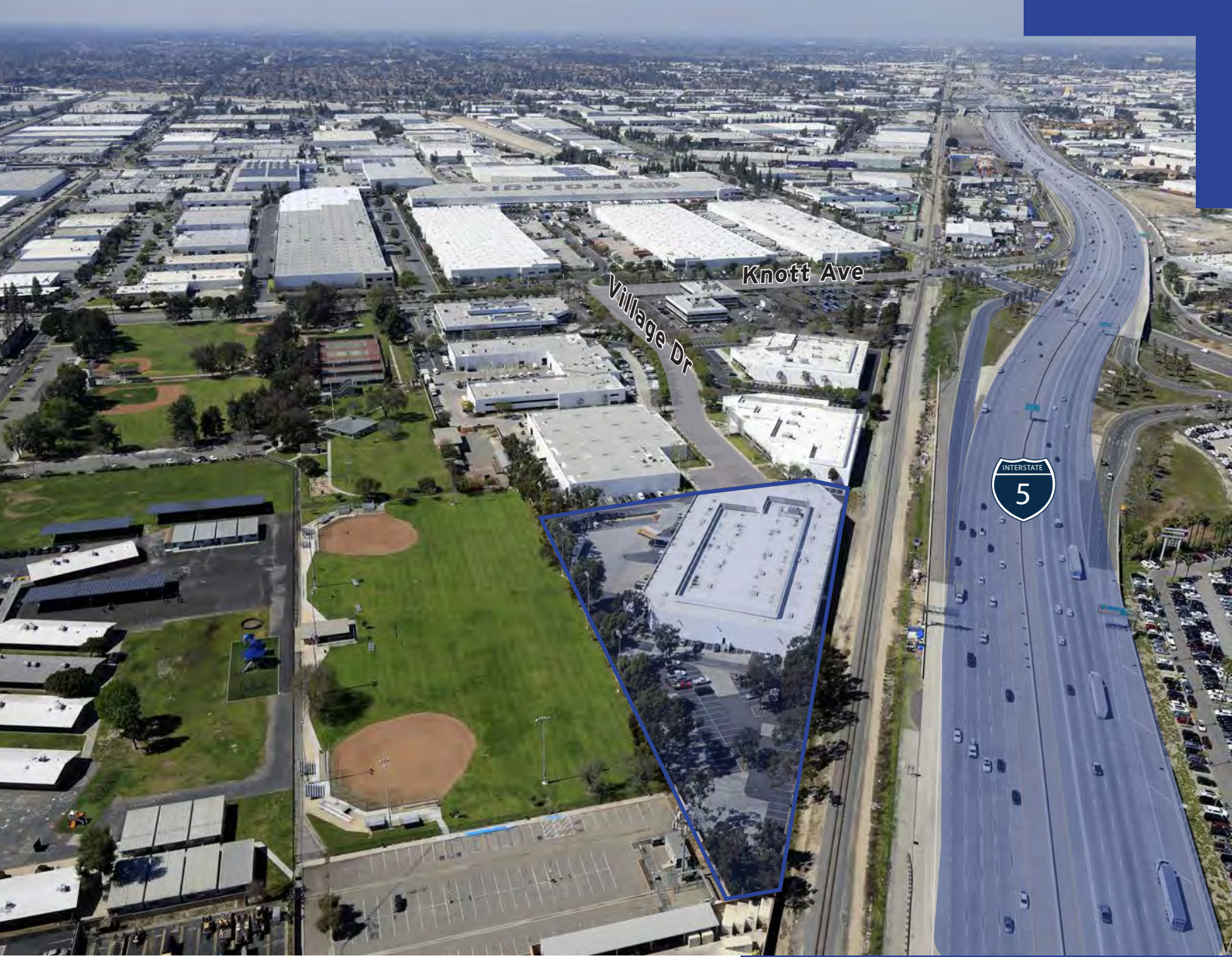


7150 VILLAGE DRIVE, BUENA PARK, CA

PHOTOS



7150 VILLAGE DRIVE, BUENA PARK, CA



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