

FOR SALE

**8422 Commonwealth Ave**

BUENA PARK, CA 90621

Colliers



±27,765 SF New Class "A" Industrial Building

**Selden McKnight**

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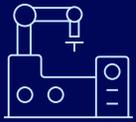
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## Property Highlights



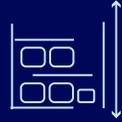
**±27,765 SF**

Brand New Class "A"  
Industrial Building



**±4,000 SF**

Two Story  
Office



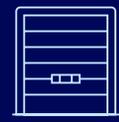
**30'**

Clear Height



**Four (4)**

Dock High Positions



**One (1) Ground**

Level Door



**ESFR Sprinklers**

System; K-25 Heads



**130' Truck**

Turning Radius



**800 AMPs**

of 277/480 Electrical  
Service; Expandable to  
1,200 AMPs (Verify)



**±27**

Parking Stalls



**I-5 and CA-91**

Located Near both Freeways

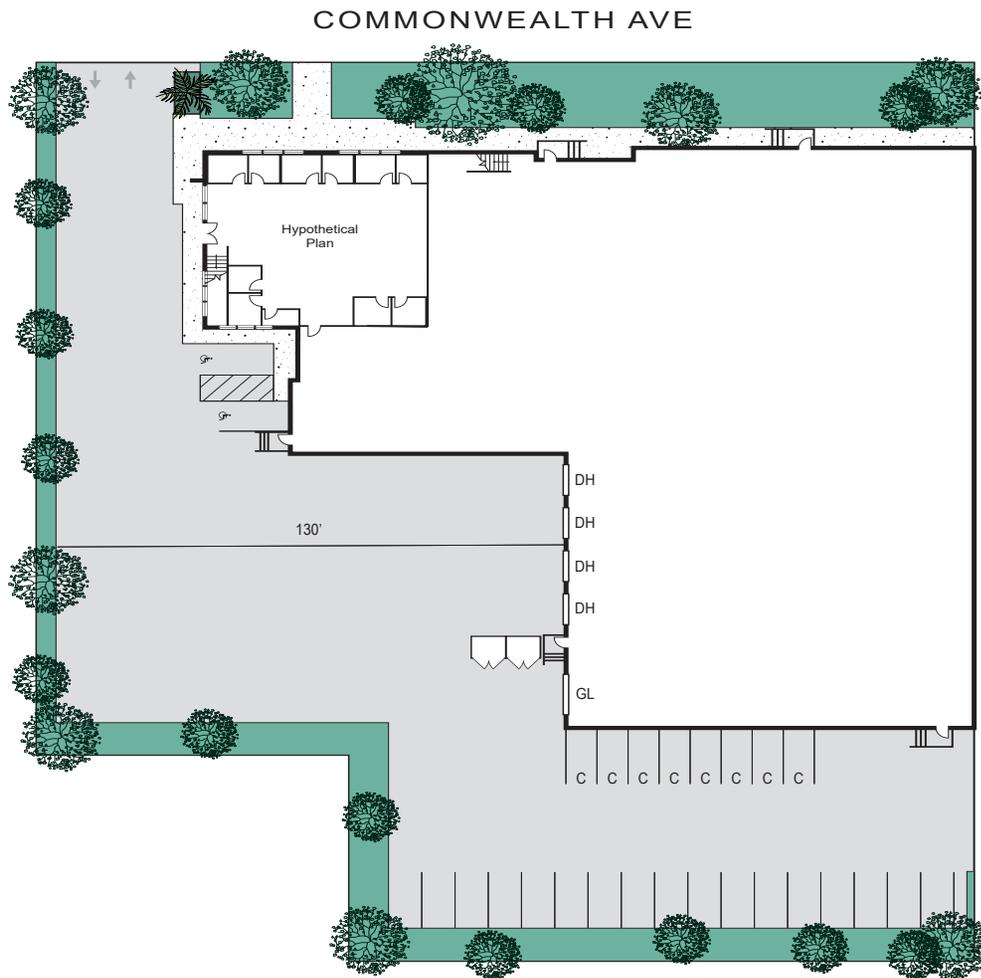
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## Site Plan



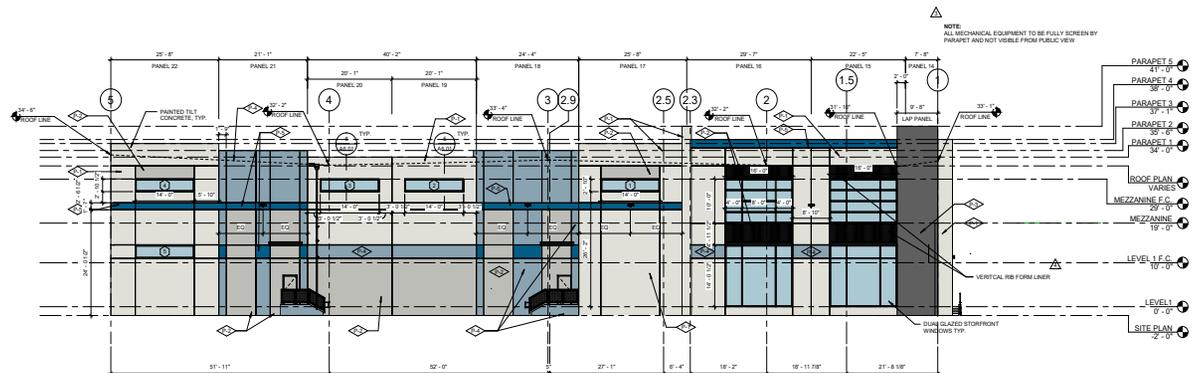
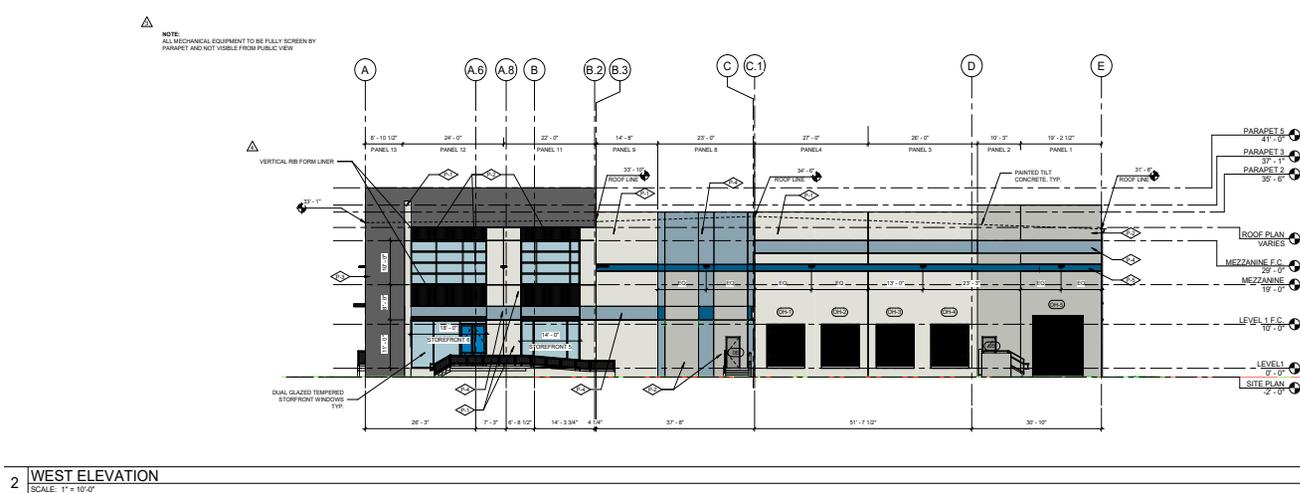
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## Elevations





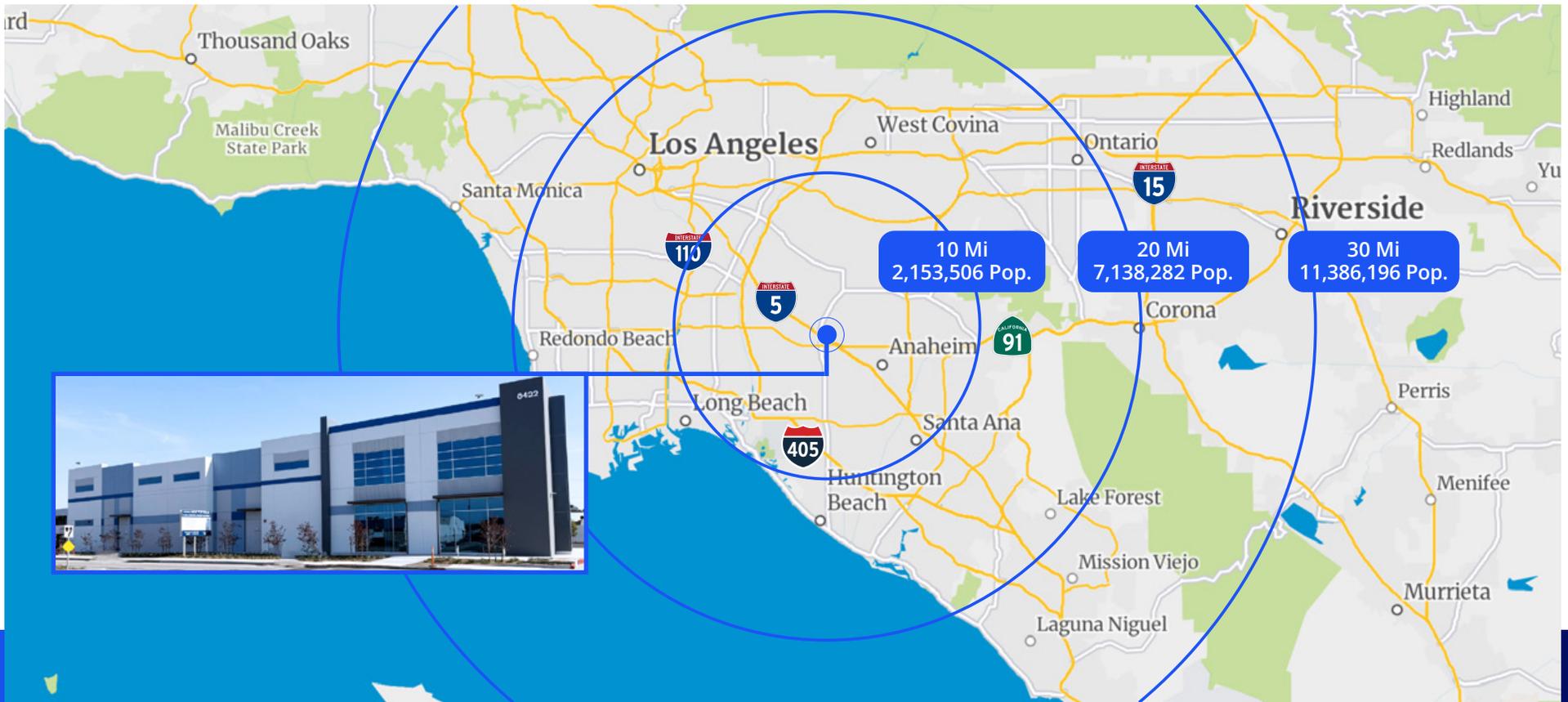
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## Location Overview



Port of Los Angeles 25.6 Miles  
Port of Long Beach 24.3 Miles



Long Beach Airport 14.2 Miles  
John Wayne Airport 18.8 Miles  
LAX Airport 29.2 Miles



I-5 & SR-91 1 Miles  
CA-22 & I-605 9 Miles  
I-405 10 Miles

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