

6300

**VALLEY VIEW ST
BUENA PARK, CA**



FOR LEASE

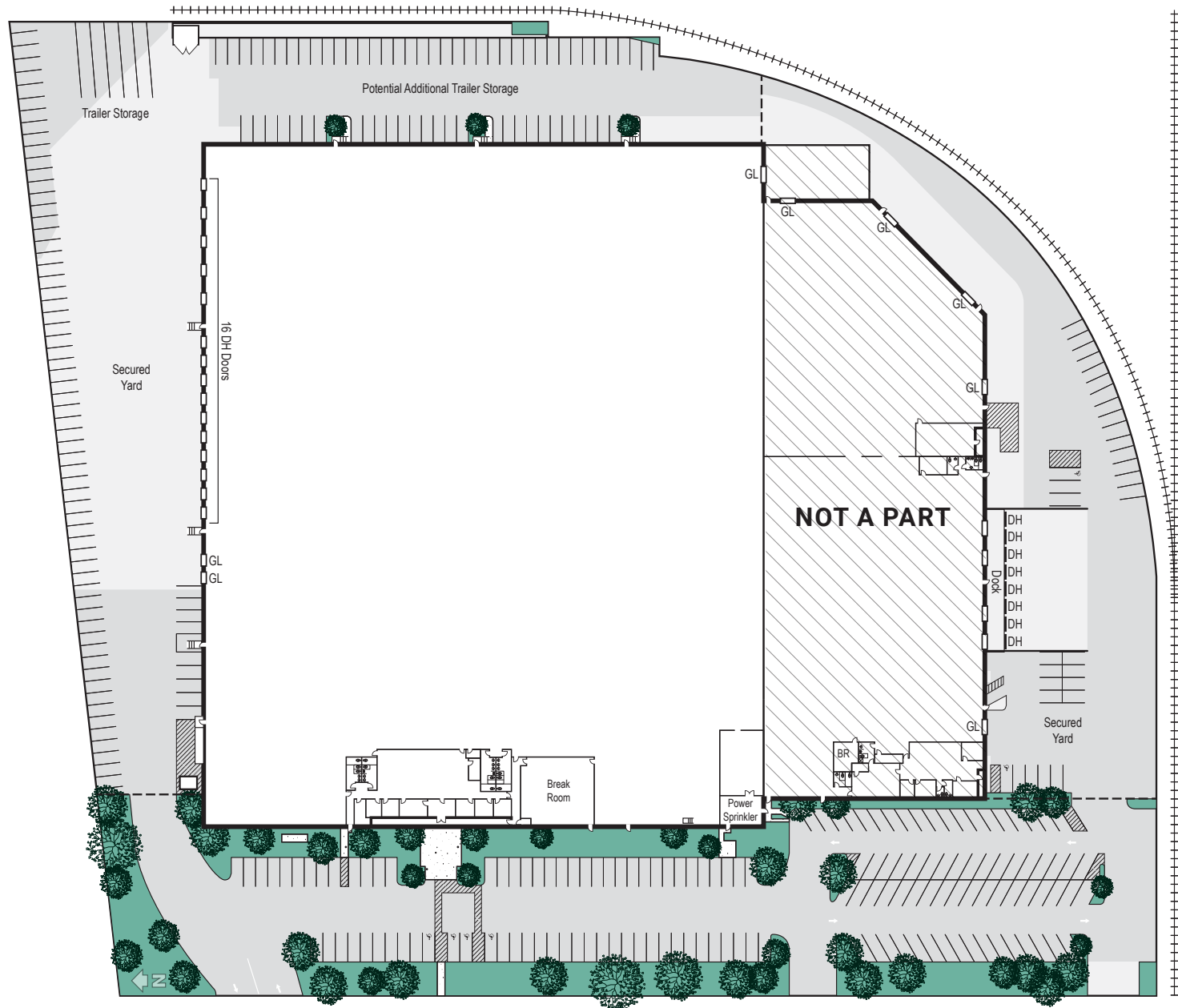
**192,695 Sq. Ft. (Portion of a Larger Building) - Expandable
Industrial Distribution/Manufacturing Building**

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FEATURES

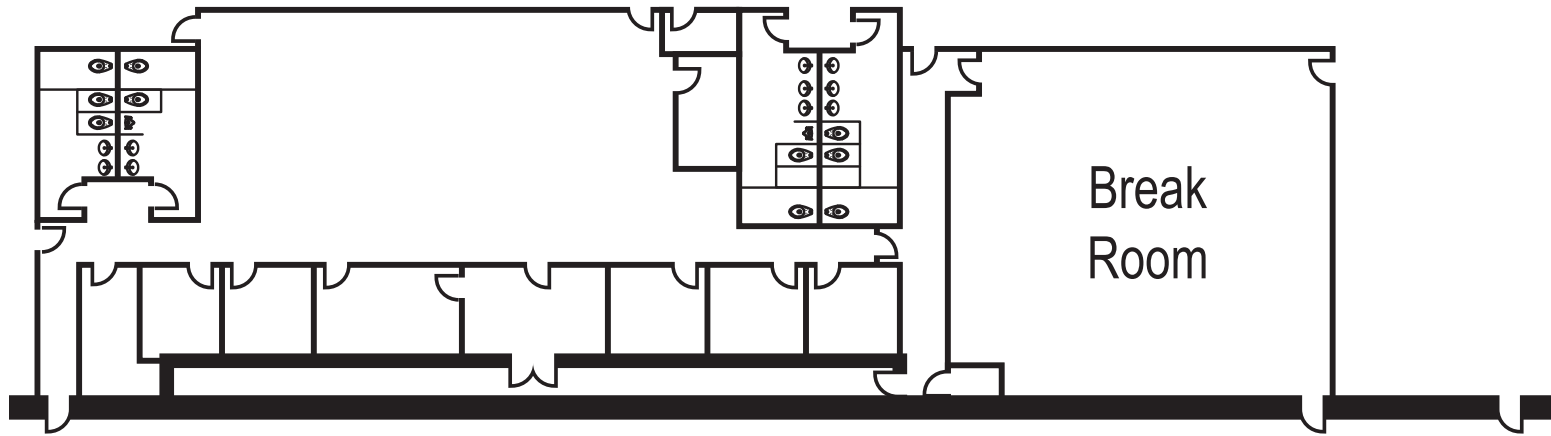
- » ± 192,695 Sq. Ft.
- » ± 7,886 Sq. Ft. of Office Space
- » Two (2) Ground Level Doors
- » Sixteen (16) Dock High Loading Doors
- » ESRF Fire Sprinklers
- » 26' - 32' Warehouse Clearance
- » Rail Spur Access
- » Motion Sensor LED Warehouse Lights
- » Large Secured Yard
- » Excess Trailer Storage
- » 1.2:1,000 Parking Ratio
- » 2,400 Amps of Power (277/480 Volt) - Tenant to Verify
- » Conveniently located less than 1.0 mile from the 91 freeway and less than 1.0 mile from the 5 freeway.



VALLEY VIEW ST

Note: Site plan not to scale.

SITE PLAN



OFFICE PLAN

Note: Not to scale.



Valley View St

AERIAL

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BUENA PARK, CA



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