

CLASS A DISTRIBUTION BUILDING WITH MAJOR IDENTITY LOCATION



6655 Knott Avenue | Buena Park, CA

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Exclusively Listed By:

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**FOR
LEASE**

HIGH IMAGE CLASS A DISTRIBUTION BUILDING

6655 KNOTT AVENUE, BUENA PARK, CA 90620

SIX (6)



LOCATION OVERVIEW

Prominent Major Street Identity on Knott Avenue
Prime Mid Counties Location
Immediate Access to I-5 and I-91 Freeways

PROPERTY HIGHLIGHTS

- High Image Class A distribution building
- Approx. 39,348 Square Foot Freestanding Industrial Building
- 2.37 Acre Land Parcel
- Approx. 7,283 SF 2-Story Office Area (Verify)
- 24-Foot Minimum Clear Height
- 6 Dock High Loading Doors with 4 Edge-of-Dock Load Levelers
- 1 Grade Level Loading Door via Ramp
- 91 Car Parking Spaces
- 600 amps, 277/480 Volt, 3 Phase Power (verify)
- 120-Foot Truck Court with 70' Concrete Loading Apron
- ESFR Sprinkler System
- Fenced Area
- Permitted high-pile racking system (\$100K worth)
- Corporate Headquarters Architectural Treatment

PROPERTY SUMMARY

Available SF:	39,348 SF
Lot Size:	2.37 Acres
Grade Level Doors:	One (1)
Dock High Doors:	Six (6)
Ceiling Height:	24.0 FT
Cross Streets:	Knott Ave. and Cabellero Blvd.

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LEE & ASSOCIATES
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1004 West Taft Avenue, Suite 150
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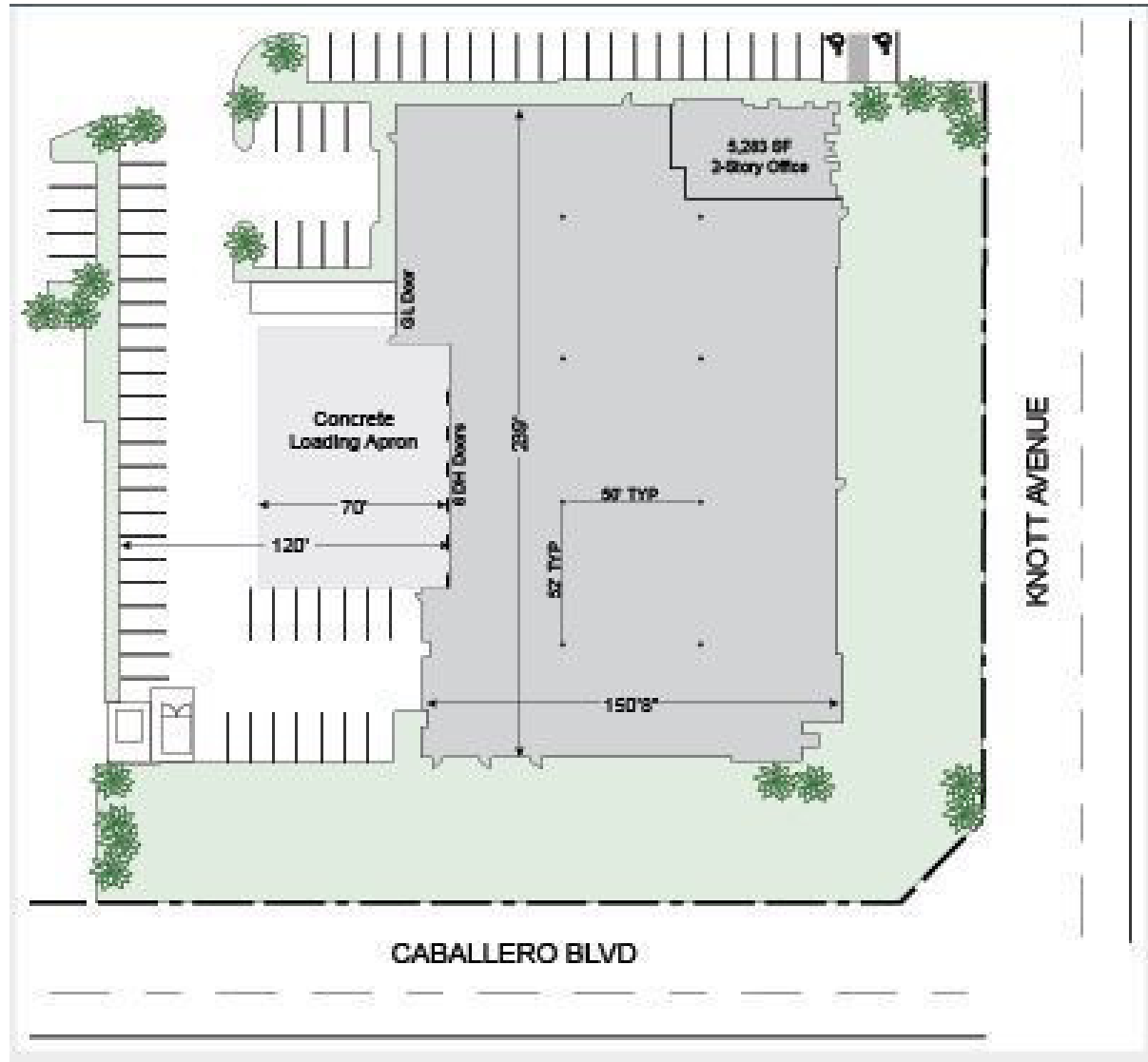
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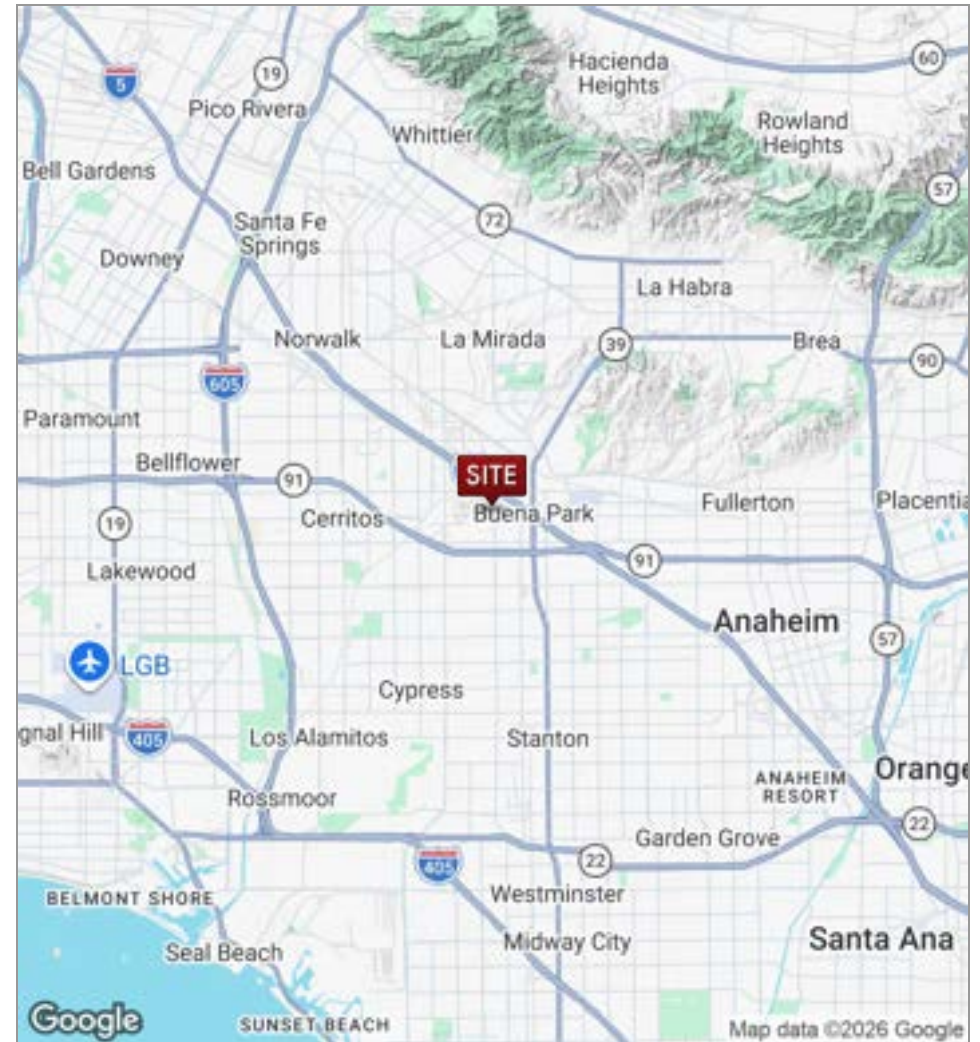
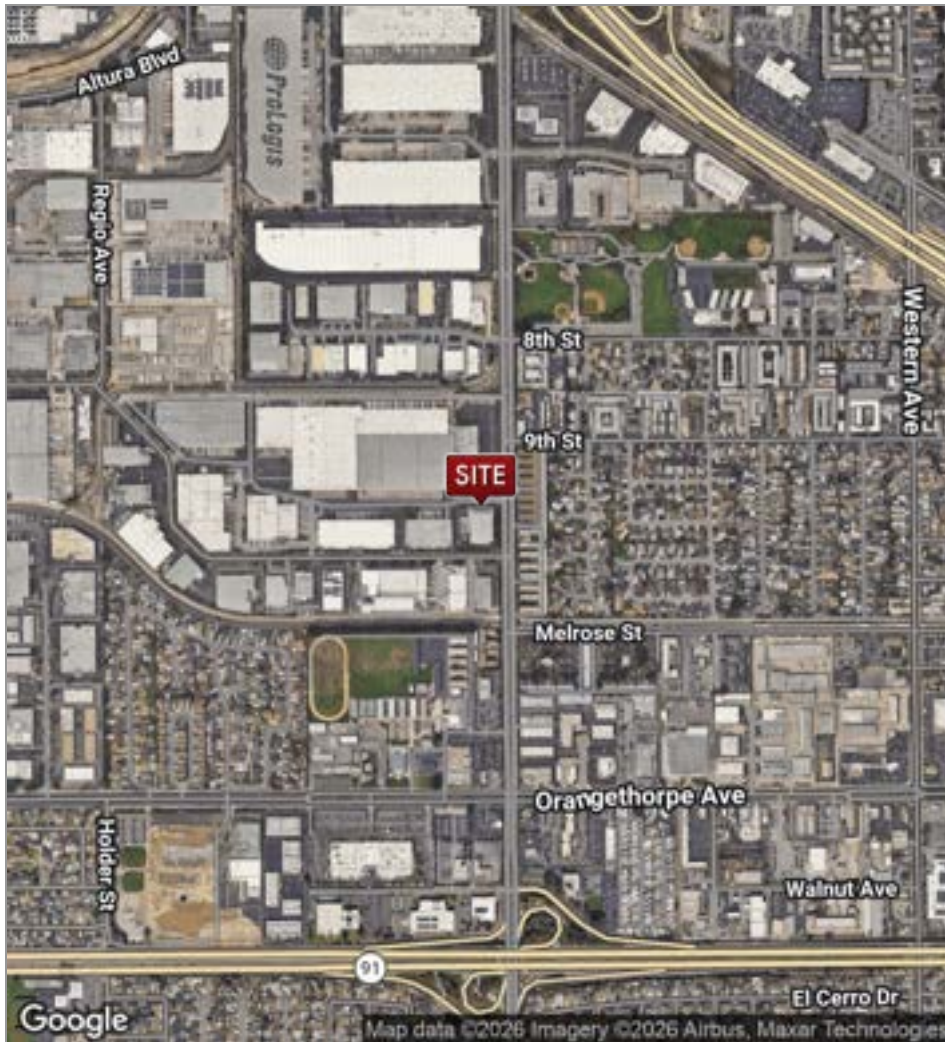
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