



FOR SUBLEASE

6549 Caballero Blvd, Buena Park, CA 90620

83,938 SF Industrial Building

\$124,228/Month, \$1.48/SF Mo. Gross



FEATURES

Available Square Footage	83,938
Land Square Footage	POL
Office Square Footage	1,440
Parking	48
Dimensions	Verify
Loading	1 GL Door (10' x 10') 12 DH Doors
Minimum Ceiling Clearance	30'
Power	400A, 277/480 Volts, 3P, 4W
Sprinkler System	ESFR
Year Built	2003
Construction	Tilt-Up
Zoning	MH

HIGHLIGHTS

7 Month Sublease Term
Possession August 1, 2023, Expiring February 28, 2024
Class A Building
Overflow Storage Opportunity

ACCESSIBILITY

MILES TO

Los Angeles International Airport	6.0
Long Beach Airport	18.2
Los Angeles & Long Beach Ports (both)	18.8

IMMEDIATE ACCESS TO

405, 105, and 110 Freeways



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

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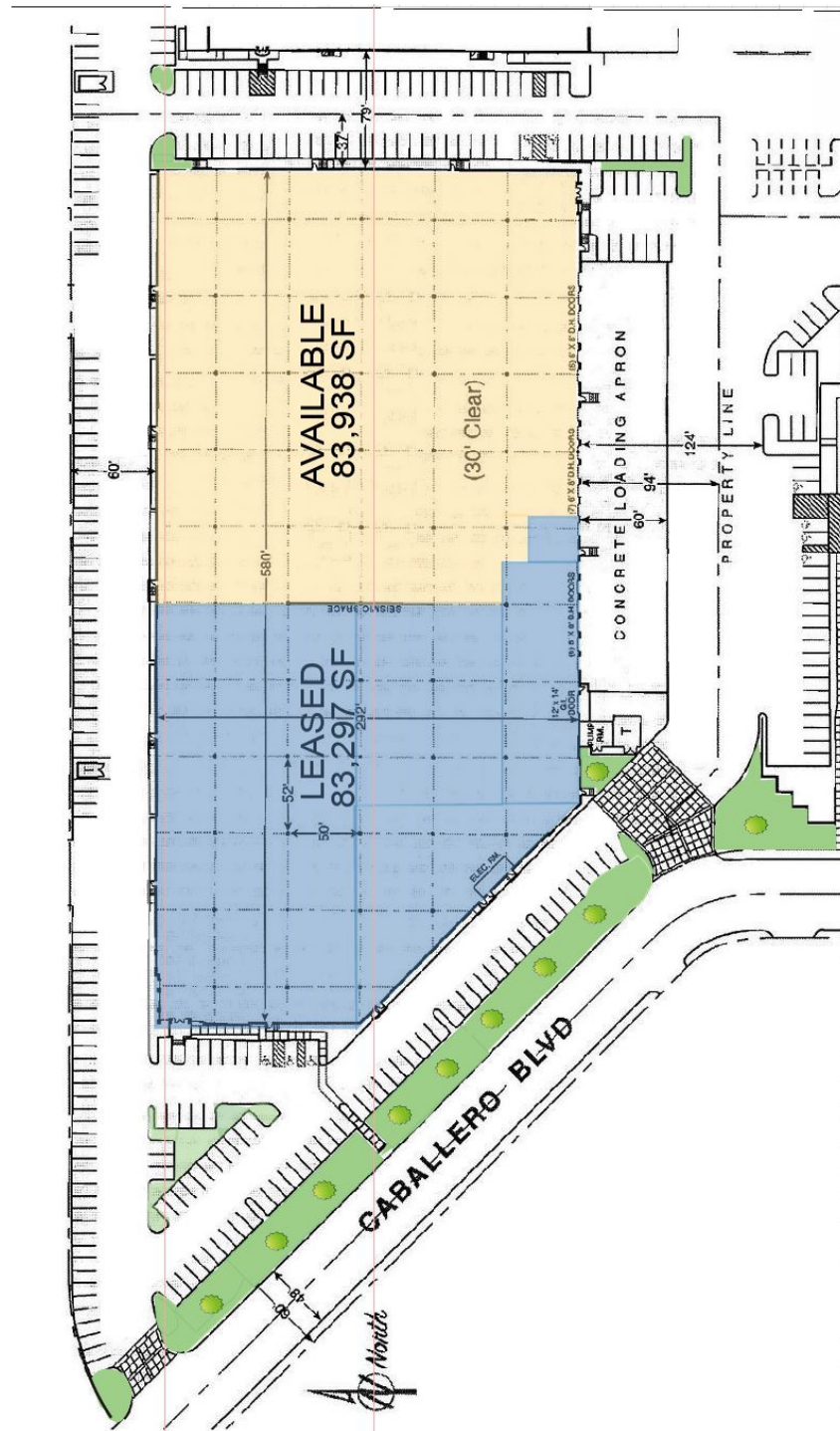


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Site Plan



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