

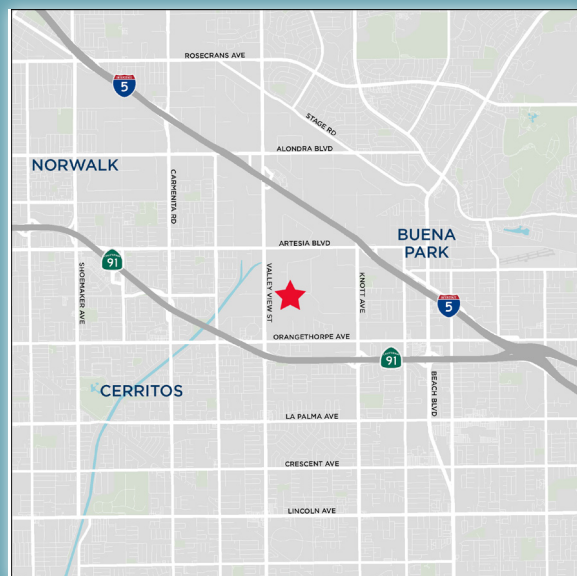


ESFR SPRINKLERS AND UPRR RAIL SERVED

# 6270 CABALLERO BLVD, BUENA PARK

FOR LEASE: 130,000 SF DISTRIBUTION BUILDING

- Prime Mid-Counties Location
- ± 2,500 SF HVAC Office Area / Shop Restrooms
- ESFR Fire Sprinkler System
- 24' Warehouse Clearance
- 18 Dock High Positions / 1 Ground Level Ramp
- UPRR Rail Service with 5 Rail Doors
- Off-Dock Trailer Parking / Fenced Truck Yard
- Less than 1/2 Mile to 91 & 5 Freeways
- Drive Around Capability
- AEW Owned & Managed



## MIKE FOLEY

+1 310 977 7330  
MIKE.FOLEY@cushwake.com  
CA Lic. #00771079

## RYAN BOS

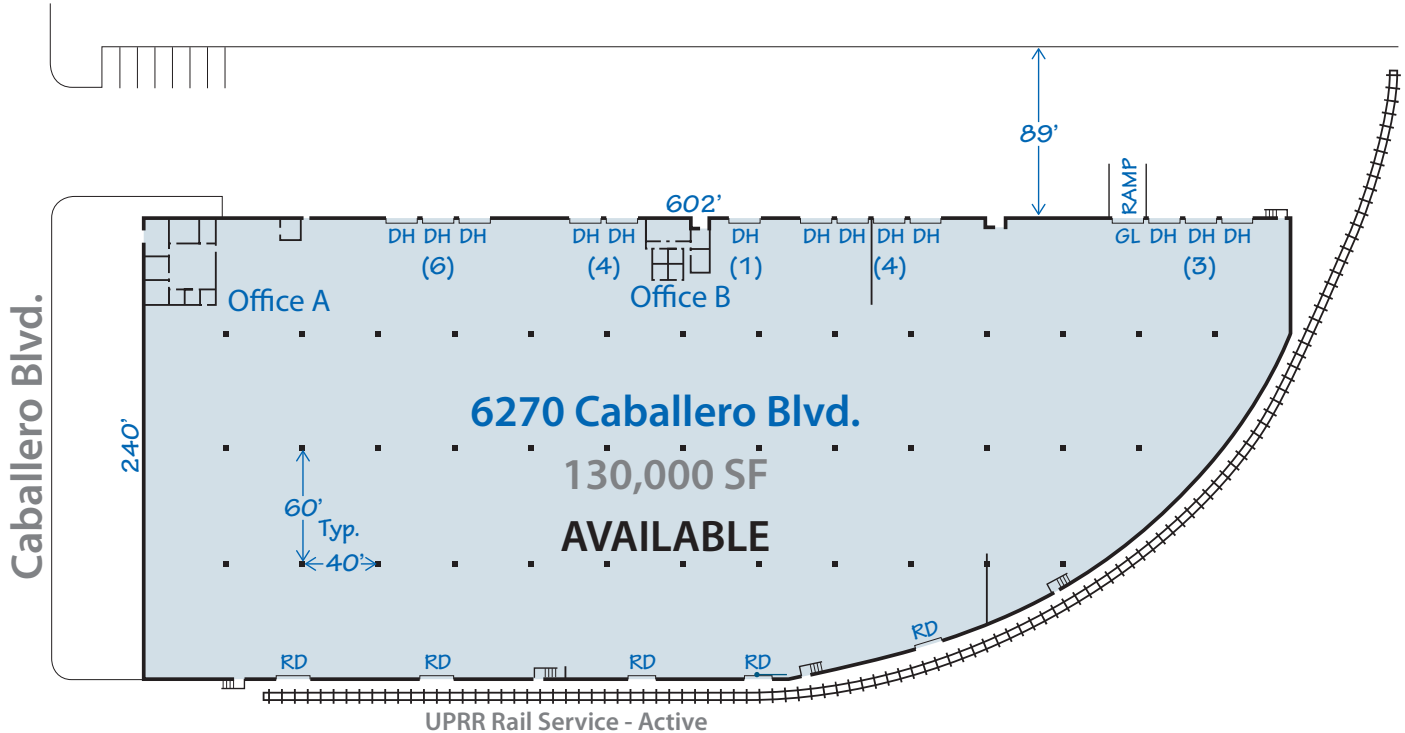
+1 310 962 1123  
RYAN.BOS@cushwake.com  
CA Lic. #01842405

FOR LEASE

# 6270 CABALLERO BLVD

130,000 SF DISTRIBUTION BUILDING

## SITE PLAN



©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

### MIKE FOLEY

+1 310 977 7330

MIKE.FOLEY@cushwake.com

CA Lic. #00771079

### RYAN BOS

+1 310 962 1123

RYAN.BOS@cushwake.com

CA Lic. #01842405



FOR LEASE

# 6270 CABALLERO BLVD

130,000 SF DISTRIBUTION BUILDING



EXCLUSIVE LISTING

## MIKE FOLEY

+1 310 977 7330

MIKE.FOLEY@cushwake.com

CA Lic. #00771079

## RYAN BOS

+1 310 962 1123

RYAN.BOS@cushwake.com

CA Lic. #01842405

