

CenterPoint SoCal Logistics Center

# THE CENTER OF IT ALL

6800 VALLEY VIEW  
BUENA PARK, CALIFORNIA

±1,077,179 SF



VALLEY VIEW STREET

ORANGETHORPE AVENUE



## Repositioned Industrial Building Available for Lease

Prime Southern California Location

[socallogisticscenter.centerpoint.com](http://socallogisticscenter.centerpoint.com)

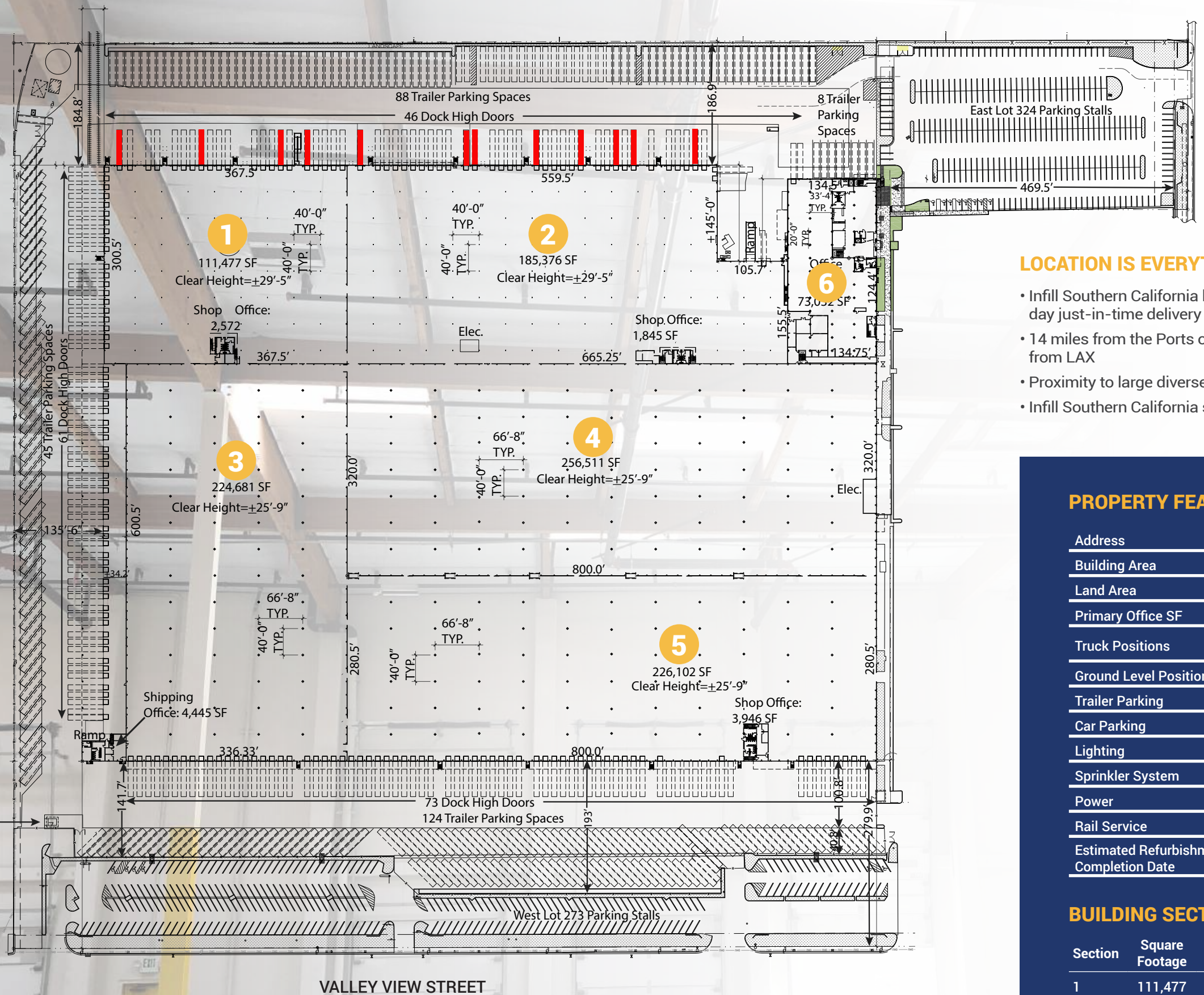
POTENTIAL  
ADDITIONAL  
TRUCK POSITIONS

**\$99,197**  
AVERAGE  
HOUSEHOLD  
INCOME WITHIN  
**60 MILES**

**17.5 MILLION**  
PEOPLE WITHIN  
**60 MILES**

**14 MILES**  
FROM THE PORTS  
OF **LONG BEACH,**  
PORTS OF **LOS**  
**ANGELES**

**23 MILES**  
FROM  
**LAX**



ORANGEHORPE AVE

VALLEY VIEW STREET

**LOCATION IS EVERYTHING**

- Infill Southern California location ideal for e-commerce same day and next day just-in-time delivery
- 14 miles from the Ports of Long Beach, Ports of Los Angeles, and 23 miles from LAX
- Proximity to large diverse labor pools in Los Angeles and Orange County
- Infill Southern California supply chain solution

**PROPERTY FEATURES**

|   |  |
|---|--|
| Address                                 | 6800 Valley View, Buena Park, CA                                   |
| Building Area                           | 1,077,179 SF   |
| Land Area                               | 1,937,984 SF   |
| Primary Office SF                       | 15,096 SF (1 <sup>st</sup> : 8,023 SF; 2 <sup>nd</sup> : 7,073 SF) |
| Truck Positions                         | 180 (12 potential additional truck positions)                      |
| Ground Level Positions                  | 2  |
| Trailer Parking                         | 265 spaces   |
| Car Parking                             | 597 Spaces   |
| Lighting                                | LED  |
| Sprinkler System                        | ESFR with K-17 heads   |
| Power                                   | 3,900 AMPS (expandable to 10,500 AMPS)                             |
| Rail Service                            | Possible   |
| Estimated Refurbishment Completion Date | October 2019   |

**BUILDING SECTION BREAKDOWN**

| Section | Square Footage | Shop Office SF | Clear Height | Truck Positions | Standard Column Spacing |
|---------|----------------|----------------|--------------|-----------------|-------------------------|
| 1       | 111,477        | 2,572          | 29'-5"       | 37              | 40'-0" x 40'-0"         |
| 2       | 185,376        | 1,845          | 29'-5"       | 27              | 40'-0" x 40'-0"         |
| 3       | 224,681        | 4,445          | 25'-9"       | 65              | 66'-8" x 40'-0"         |
| 4       | 256,511        | n/a            | 25'-9"       | 0               | 66'-8" x 40'-0"         |
| 5       | 226,102        | 3,946          | 25'-9"       | 49              | 66'-8" x 40'-0"         |
| 6       | 73,032         | Potential      | n/a          | 2               | 33'-4" x 20'-0"         |

**DRAYAGE**

- Substantially lower drayage cost compared to the Inland Empire
- Close proximity to Ports allows multiple truck turns per day



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 **Global**

**FOR MORE INFORMATION**

**BRET QUINLAN**  
Executive Vice President  
Ports & Integrated Logistics Practice  
Lic. 01144338  
bret.quinlan@cbre.com  
+1 310 363 4962

**JOHN SCHUMACHER**  
Executive Vice President  
Lic. 00987225  
john.schumacher@cbre.com  
+ 1 310 363 4960

**RICK MCGEAGH**  
Senior Vice President  
Lic. 00912627  
rick.mcgeagh@cbre.com  
+1 310 363 4878

**JAY DICK**  
Executive Vice President  
Ports & Integrated Logistics Practice  
Lic. 01014089  
jay.dick@cbre.com  
+1 909 418 2149

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