

TRANSLOADING / HIGH-THROUGHPUT FACILITY

D

5650-B  
DOLLY  
AVENUE

FOR  
LEASE

±23,616 SF CROSS-DOCK FACILITY ON 2.4 AC

CBRE

5650-B DOLLY AVE | BUENA PARK, CALIFORNIA

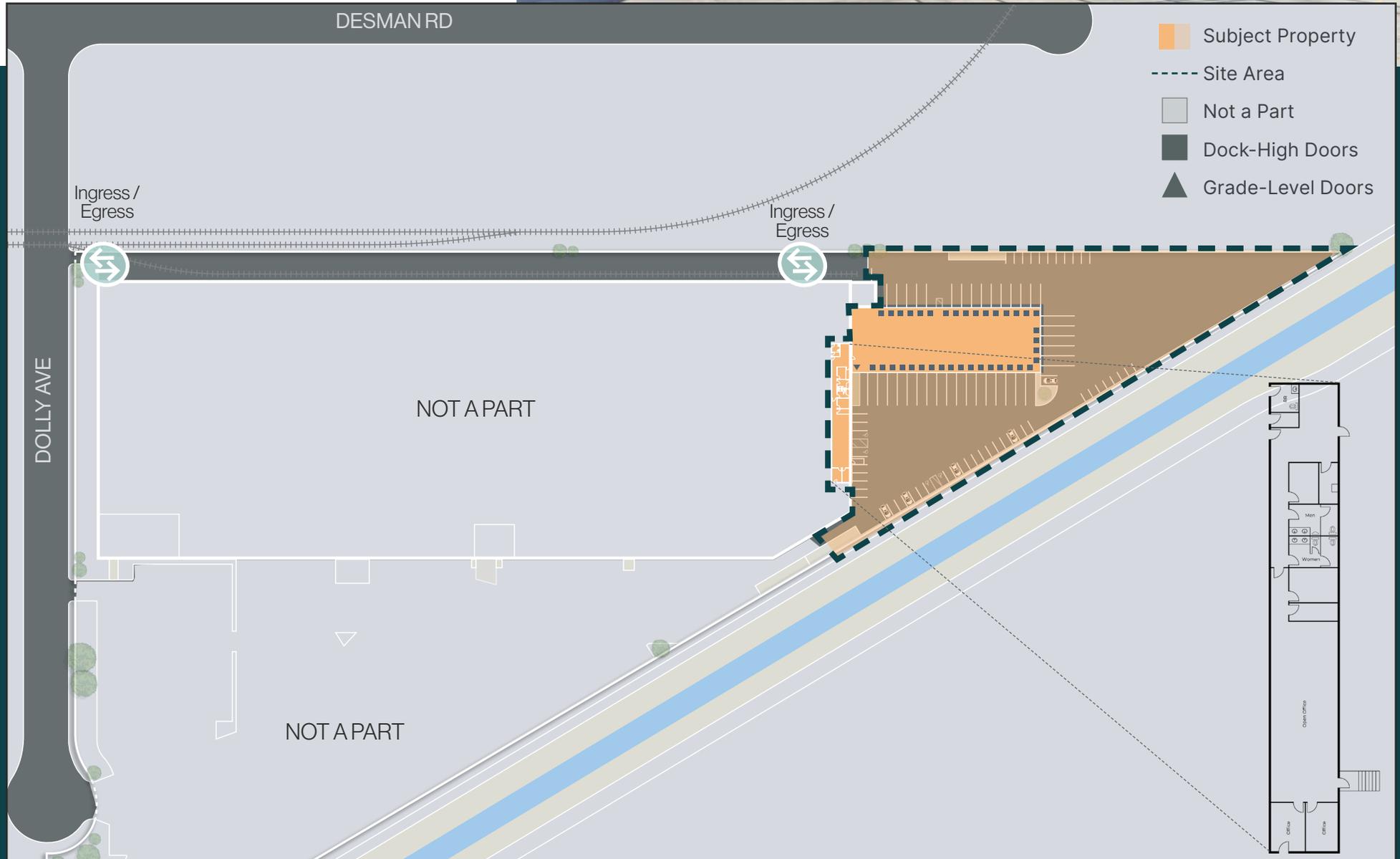
# Property Features & Highlights

<b>Address:</b>	5650-B Dolly Avenue Buena Park, CA
<b>Size:</b>	±23,616 SF Cross-Dock Facility on 2.4 Acres
<b>Office:</b>	±2,616 SF Office Space
<b>WH Clear Ht:</b>	±12' Warehouse Clearance
<b>DH Loading:</b>	37 Dock-High Doors with 36 Edge-of-Dock Mechanical Levelers 2 Basic Dock-Packages 8 Dock Packages Including Dockzillas
<b>Grade Level:</b>	One (1) Ground-Level Ramp
<b>Parking:</b>	8.0:1,000 Parking Ratio 124 Parking Stalls
<b>Sprinklers:</b>	Fire Sprinklered (15 GPM per 1,500 SF)
<b>Yard:</b>	Fenced Concrete Lit Yard

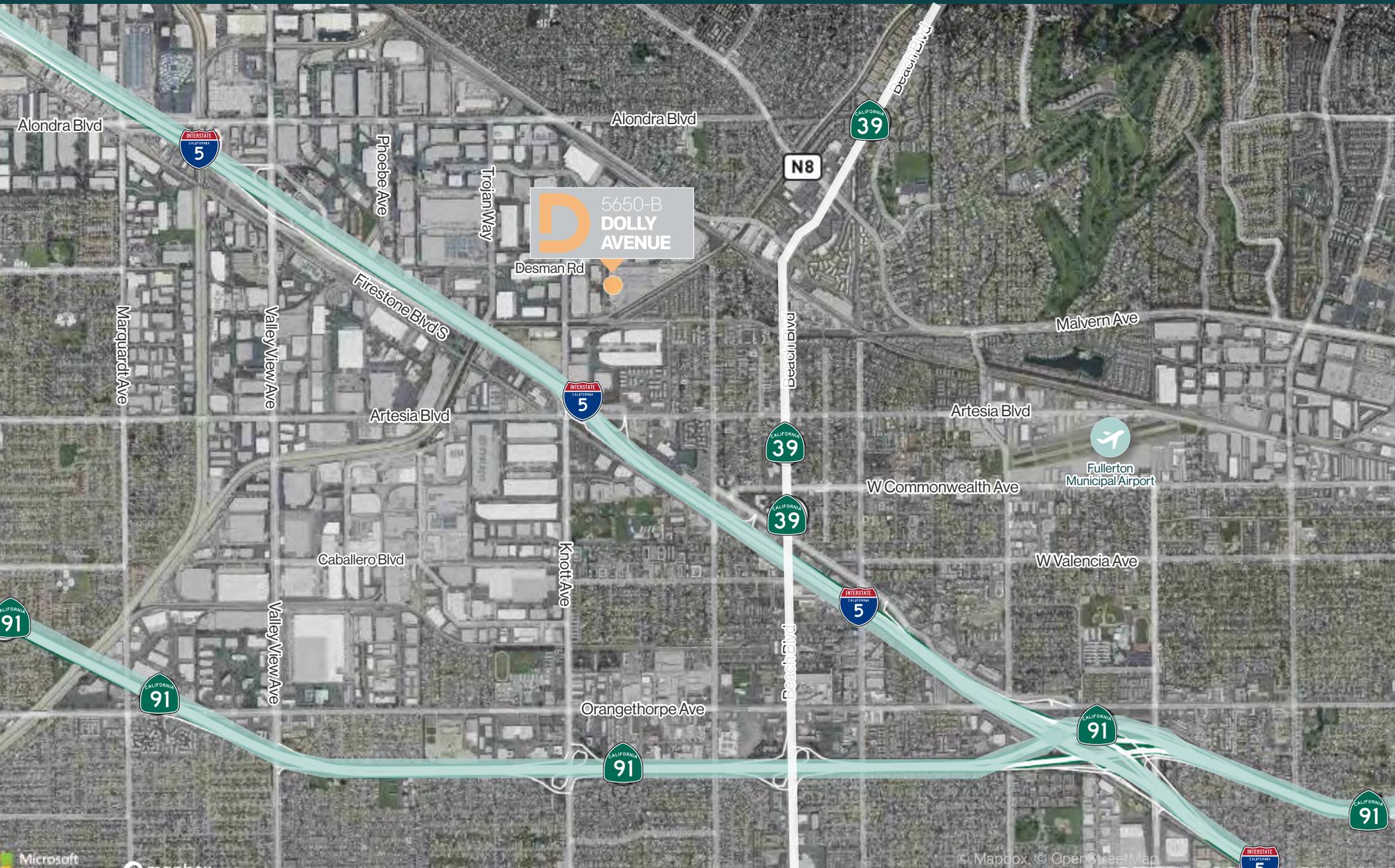
- Transloading / High-Throughput Facility
- Warehouse Lighting with Motion Sensors
- Immediate Freeway Access (5 & 91 Freeways)
- Located within Close Proximity to the Ports of Los Angeles and Long Beach, Allowing for Shorter Lead Times and Reduced Transportation Costs for Both Imports and Exports



# Site Plan



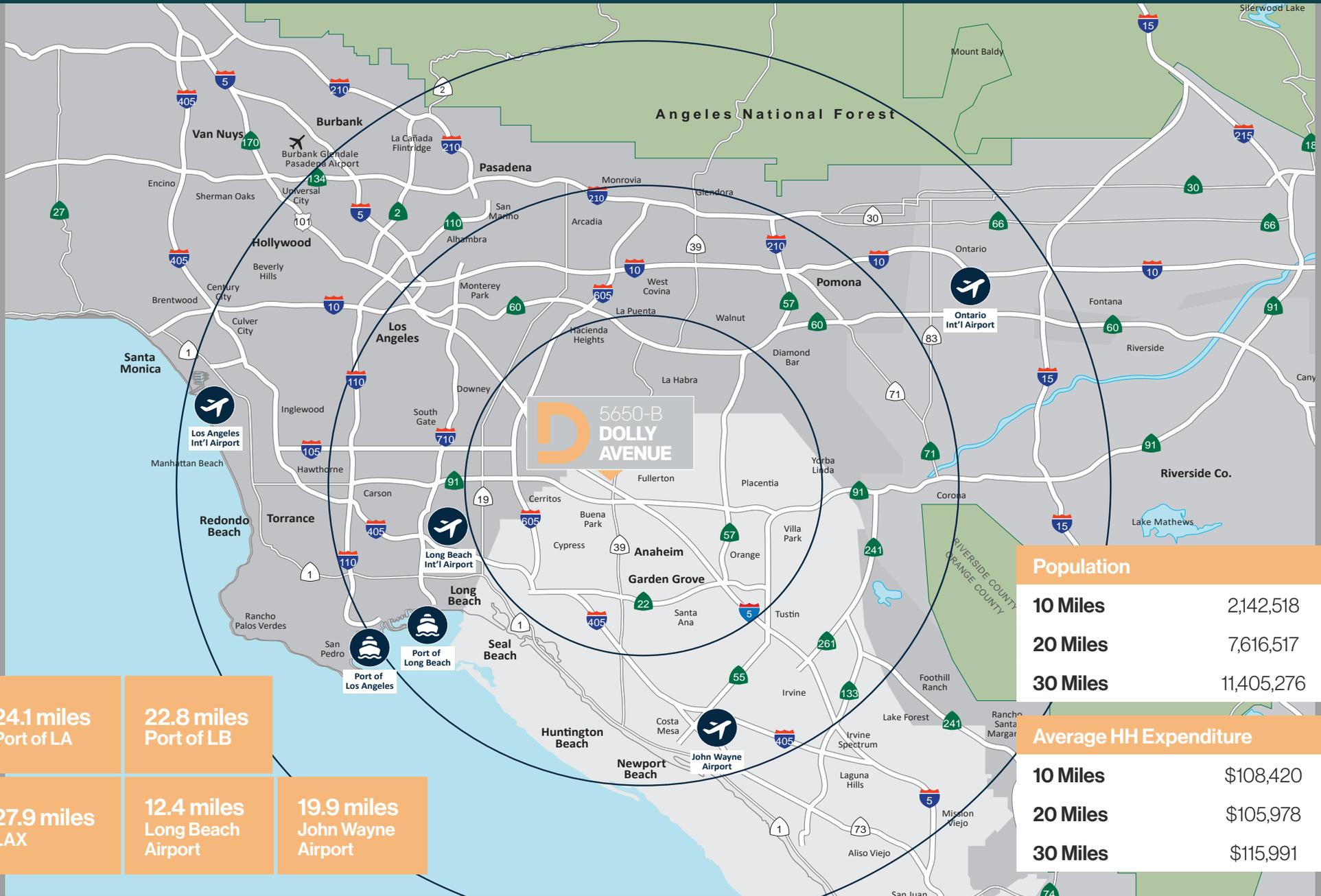
# Local Map



**D** 5650-B  
DOLLY AVENUE

Desman Rd

# Regional Map



**5650-B DOLLY AVENUE**

Population	
10 Miles	2,142,518
20 Miles	7,616,517
30 Miles	11,405,276

Average HH Expenditure	
10 Miles	\$108,420
20 Miles	\$105,978
30 Miles	\$115,991

24.1 miles Port of LA	22.8 miles Port of LB
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27.9 miles LAX	12.4 miles Long Beach Airport	19.9 miles John Wayne Airport
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5650-B  
**DOLLY**  
**AVENUE**

BUENA PARK, CALIFORNIA

FOR MORE INFORMATION, PLEASE CONTACT:

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