

# FOR LEASE

# WAREHOUSE & OFFICE SPACE

## CURRENT AVAILABILITY

365 S.F.	100% Office	8475 - A
950 S.F.	100% Office	8475 - K
6,446 S.F.	Office / Warehouse	8475 - 103
6,187 S.F.	Office / Warehouse	8485 - A
4,642 S.F.	Office / Warehouse	8485 - E

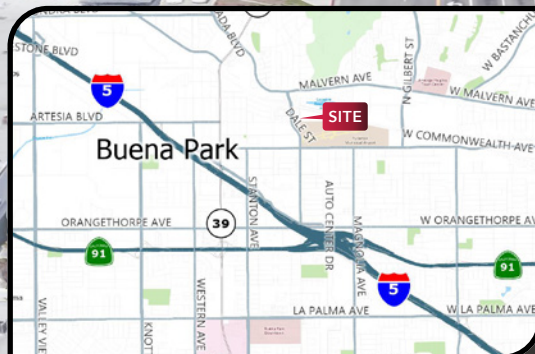
- Abundant Parking
- Drive Around Building
- Fenced Parking
- Locked at Night
- Security Cameras
- 24 Hour Access

8485 Artesia

- 24' Clear Height
- Ground Level Loading
- Sprinklered Warehouse

8475 Artesia

- 13'-14' Clear Height
- Ground Level Loading
- Office Only Space Available

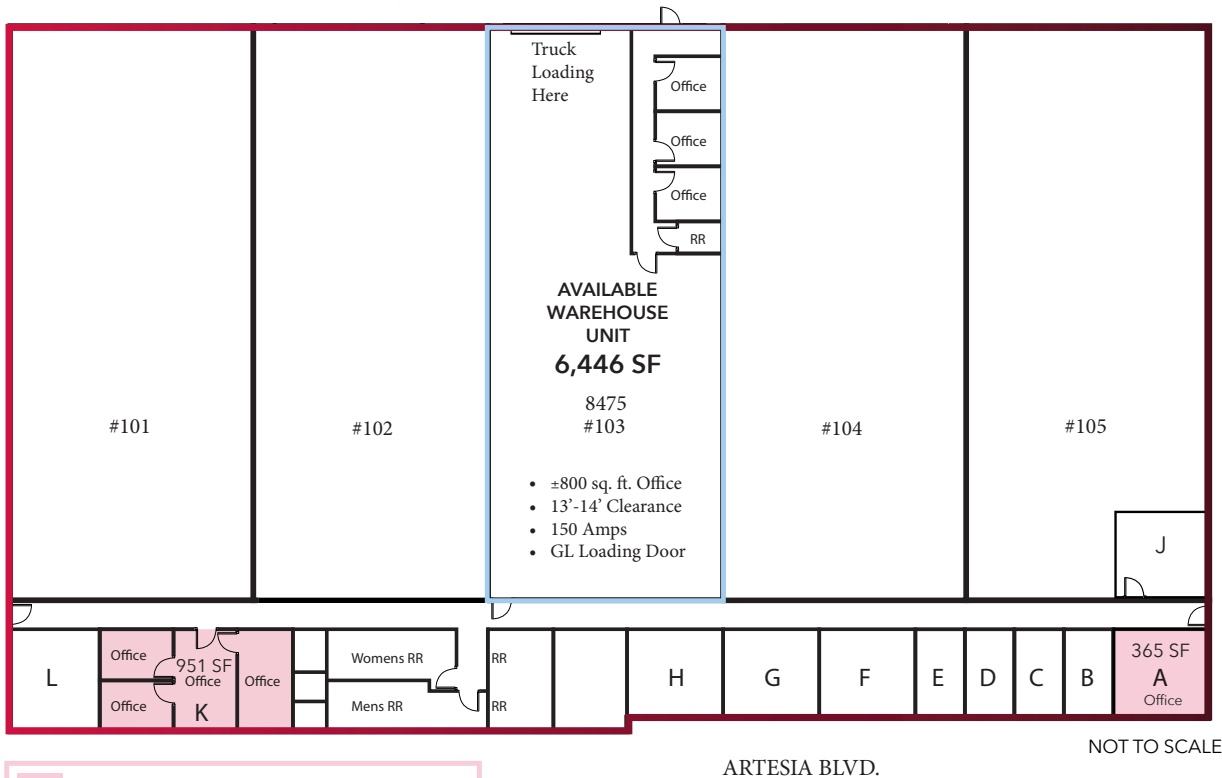


*The Airport Professional Center is a two building Industrial and Office Park in Buena Park, CA located adjacent to the Fullerton Airport. The property offers a Business Park atmosphere with immediate access to the 5 and 51 freeways, on the border of both Orange and LA counties. Parking lot access is lockable during the evening hours and includes a security camera.*

**AIRPORT PROFESSIONAL CENTER**  
8475 & 8485 ARTESIA BLVD., BUENA PARK, CA 90621

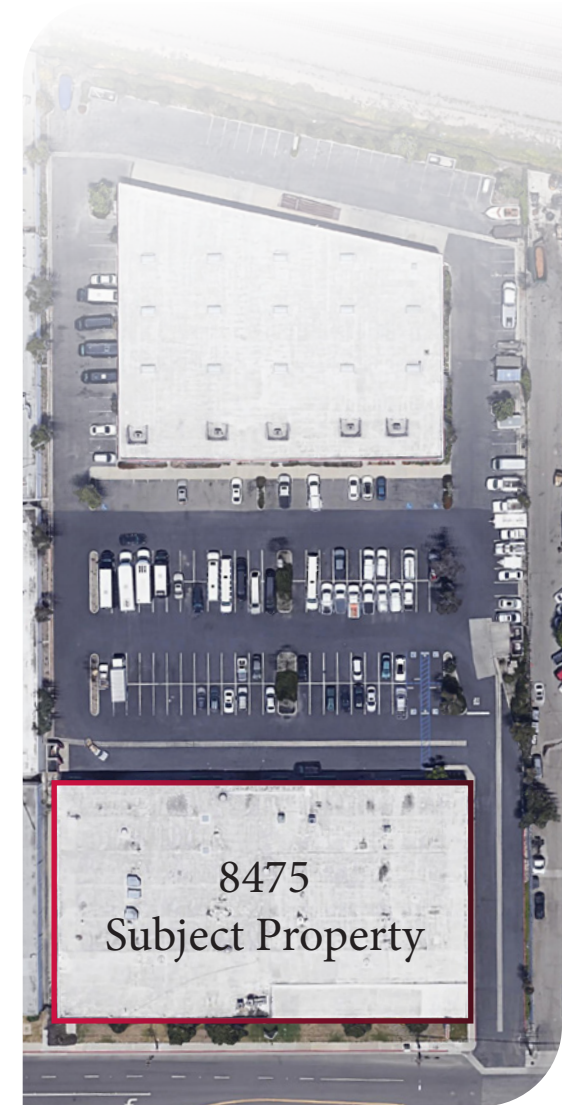
# Floor Plan 8475 Artesia Blvd.

8475 & 8485 ARTESIA BLVD., BUENA PARK, CA 90621



**The 8475 Artesia Office Only portion of the building** fronts Artesia and is comprised of an office only section at the front of the building. The office space portion of the building is rented inclusive of electricity, air conditioning, heating, and janitorial services for the common restrooms and common hallway. Common restrooms are down the hallway (with separate accessible restrooms also available). A tenant in the office portion of the building would need to provide for their own janitorial service within their suite and internet service.

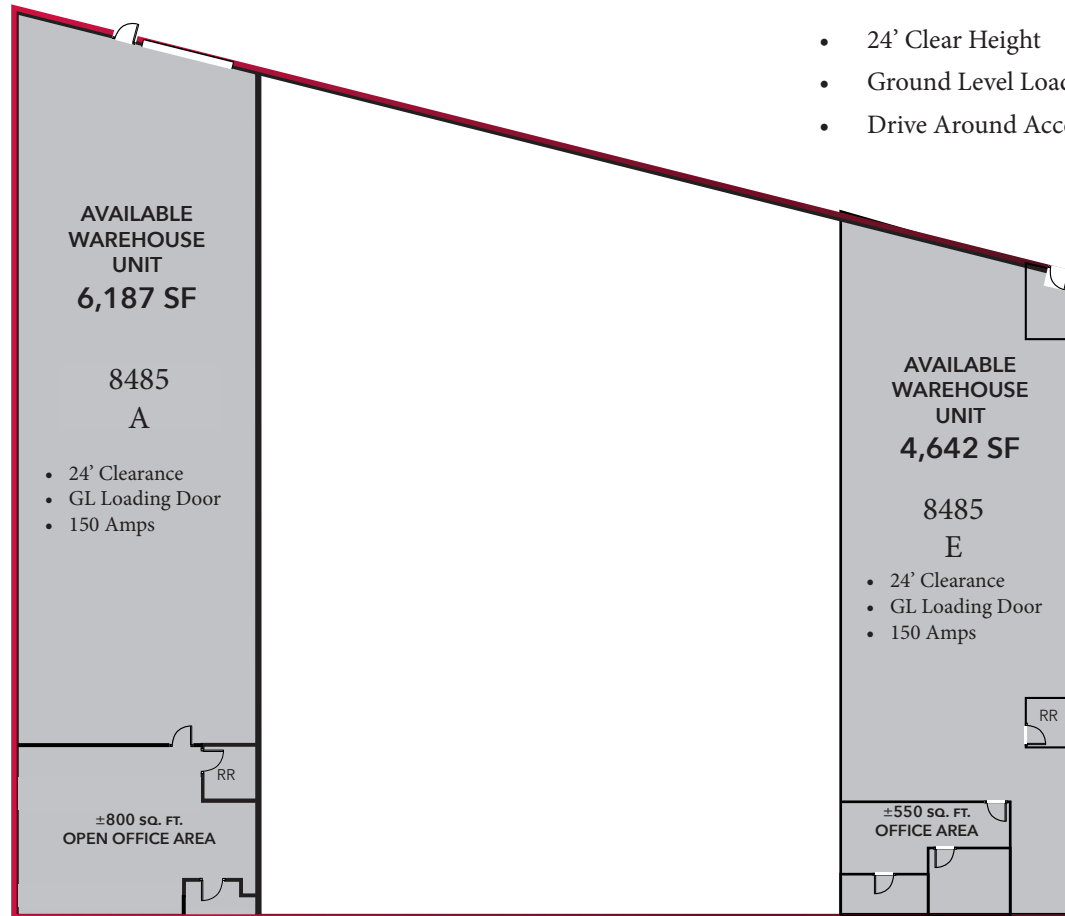
**The 8475 Artesia Warehouse portion of the building** is on the parking lot side of the 8475 building with front door and loading door access adjacent to the parking lot. Units are comprised of a combination of both +/- 800 sq. f.t of office and +/- 5000 - 5,800 sq. ft. of warehouse. Unit #103 has a private restroom. In addition, common restrooms are available for use through the rear warehouse man-door, located down the office hallway (with separate accessible restrooms also available).





# Floor Plan 8485 Artesia Blvd.

8475 & 8485 ARTESIA BLVD., BUENA PARK, CA 90621



The 8485 Artesia High- Clear Warehouse building is a contemporary constructed high image industrial building. With 24' warehouse clearance and excellent drive around truck access the building is a great for warehouse and distribution users. The building offers abundant parking, at the front door, behind the building at the truck loading area, and along the sides of the building.