

HIGH IMAGE INDUSTRIAL/TECHNOLOGY

**±85,599 SF FOR LEASE**

**5900 Katella Avenue, Building B, Suite 100**

CYPRESS :: CALIFORNIA



Another Quality Project By

**WARLAND INVESTMENTS**



FOR MORE INFORMATION OR TO ARRANGE A TOUR, PLEASE CONTACT:

**BRIAN DEREVERE**

Senior Vice President  
Lic. 00885755  
+1 714 371 9224  
brian.derevere@cbre.com

**RYAN PETERSON**

Senior Vice President  
Lic. 01336025  
+1 714 371 9212  
ryan.peterson@cbre.com

**CBRE**

Lic. 00409987  
18575 Jamboree Road  
Suite 600  
Irvine, CA 92612

**CBRE**

# 5900 Katella Avenue, Bldg B, Suite 100

## PROPERTY FEATURES



±85,599 Total Building SF



±43,330 SF Office



Part of a Larger 92,415 SF



Two (2) Grade Level Door



Four (4) Dock High Loading Doors



Sprinklered



24' Minimum Clearance



Parking 2.8:1,000



Power: 1,200 Amps 277/480 Volts (verify)



Located in Cypress, at the border of Los Angeles and Orange County



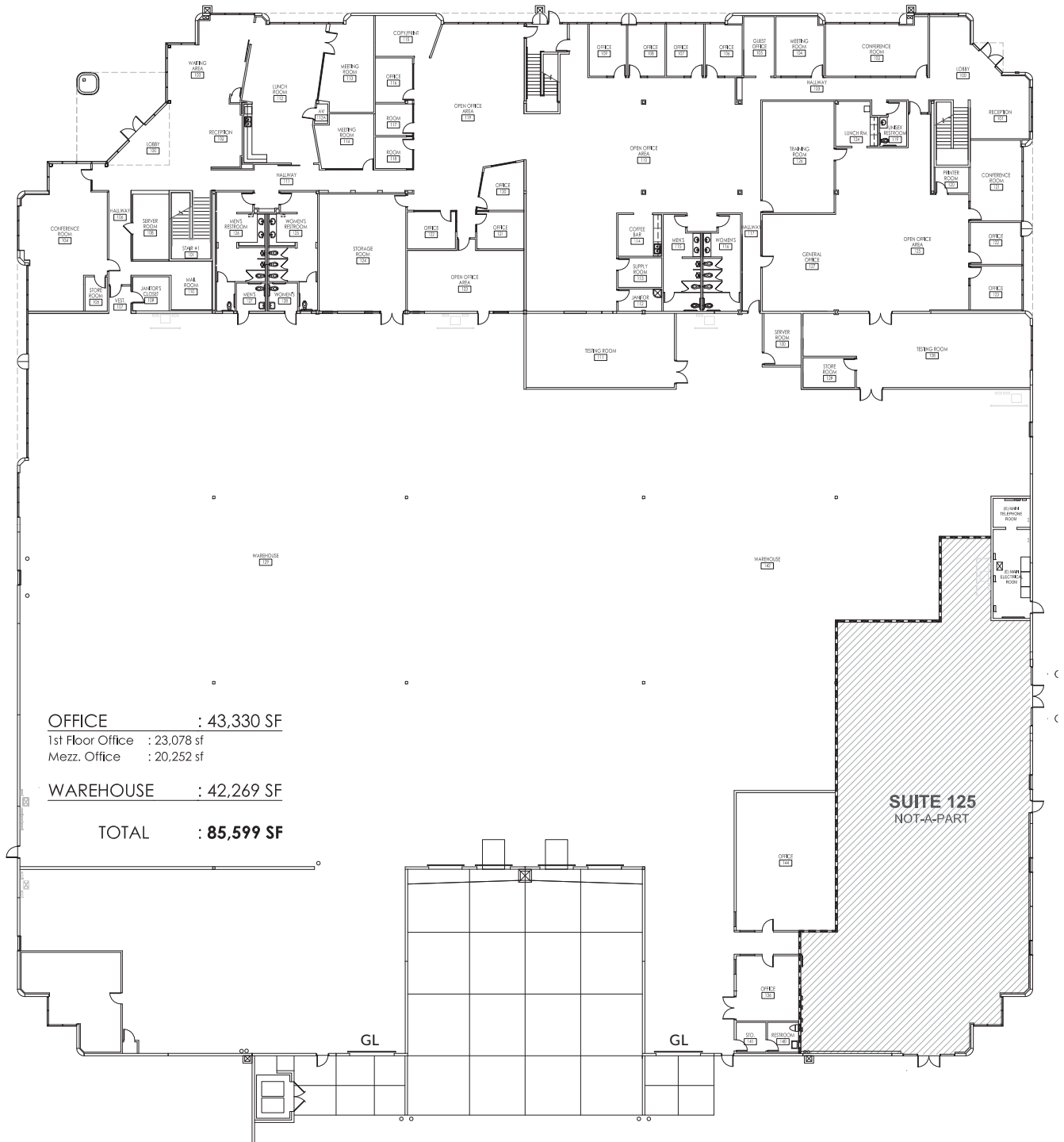
Close proximity to 405, 22 and 605 Freeways



# 5900 Katella Avenue, Bldg B, Suite 100

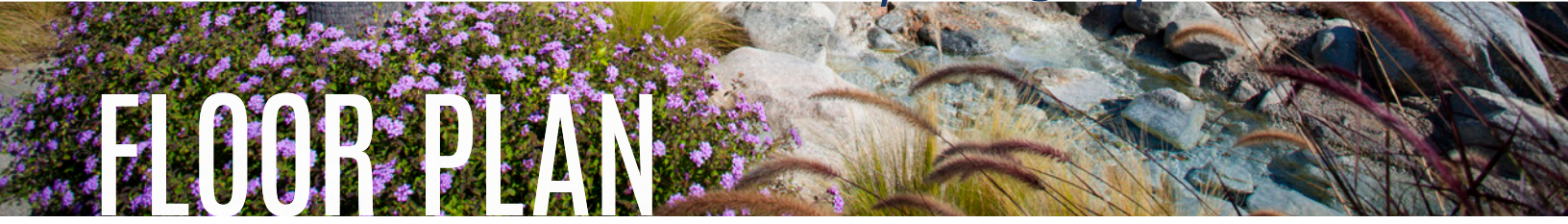
# FLOOR PLAN

## FIRST FLOOR PLAN



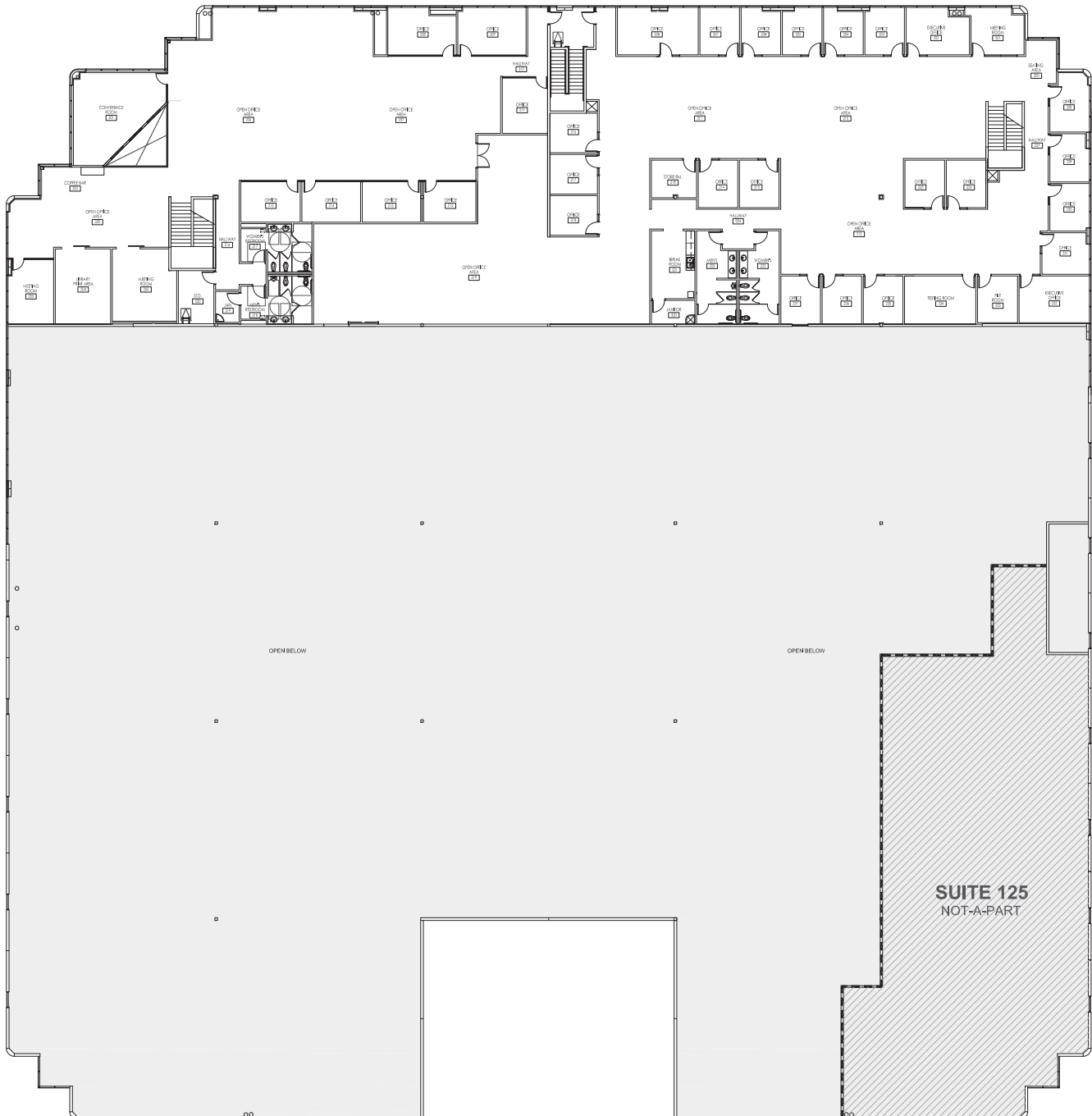
OFFICE	: 43,330 SF
1st Floor Office	: 23,078 sf
Mezz. Office	: 20,252 sf
WAREHOUSE	: 42,269 SF
<b>TOTAL</b>	<b>: 85,599 SF</b>

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# FLOOR PLAN

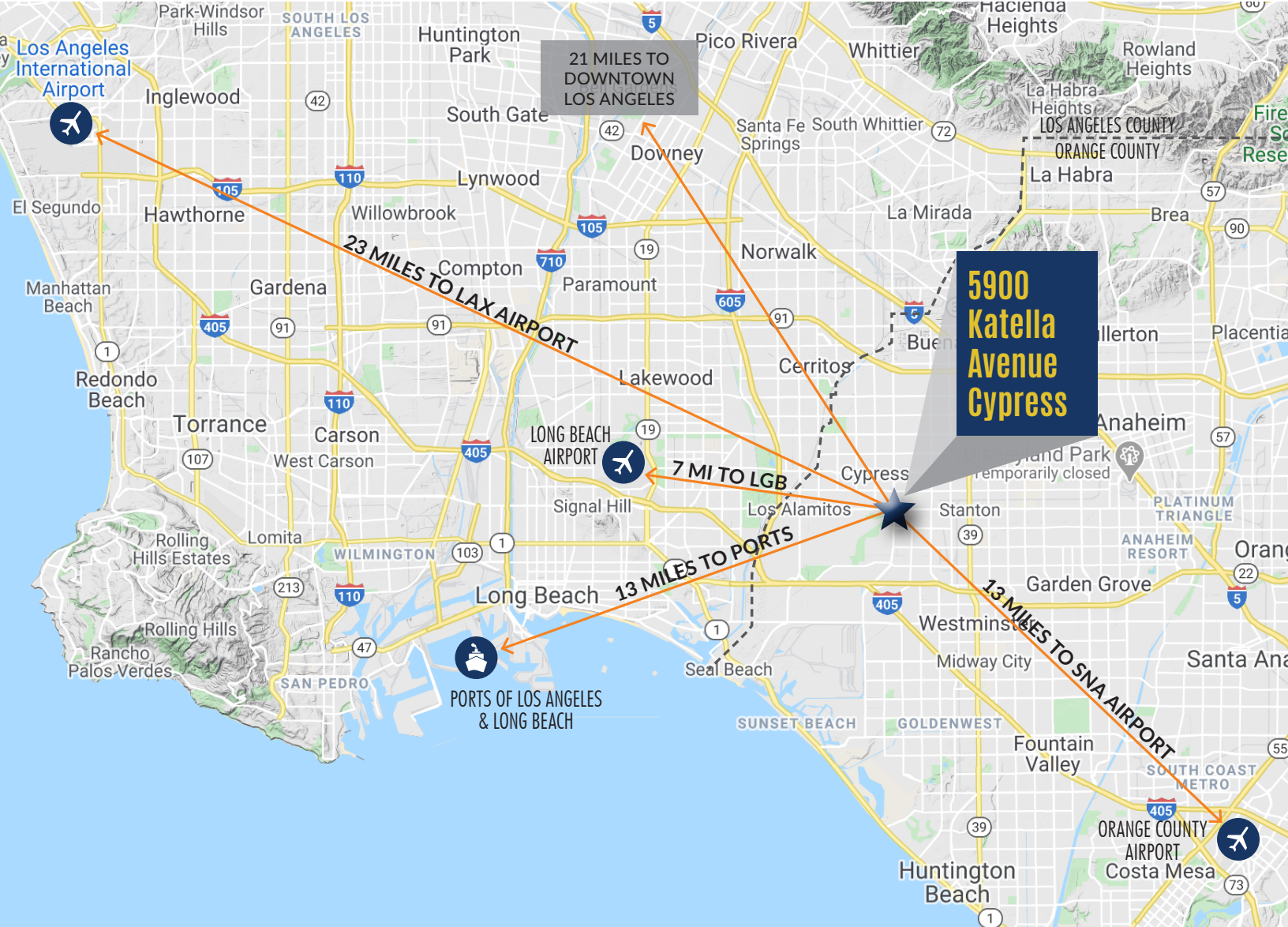
## MEZZANINE FLOOR PLAN



# 5900 Katella Avenue, Bldg B, Suite 100



## REGIONAL MAP



### NEARBY FASTFOOD/RESTAURANTS

- |                        |                        |                       |
|------------------------|------------------------|-----------------------|
| California Fish Grill  | El Torito              | Panera Bread          |
| Carl's Jr.             | The Habit Burger Grill | Red Robin Burgers     |
| Chilli's Grill & Bar   | Juice It Up!           | Rubio's Coastal Grill |
| Chipotle Mexican Grill | Olive Garden Italian   | Starbucks             |
| Del Taco               | Panda Express          | Taco Bell             |

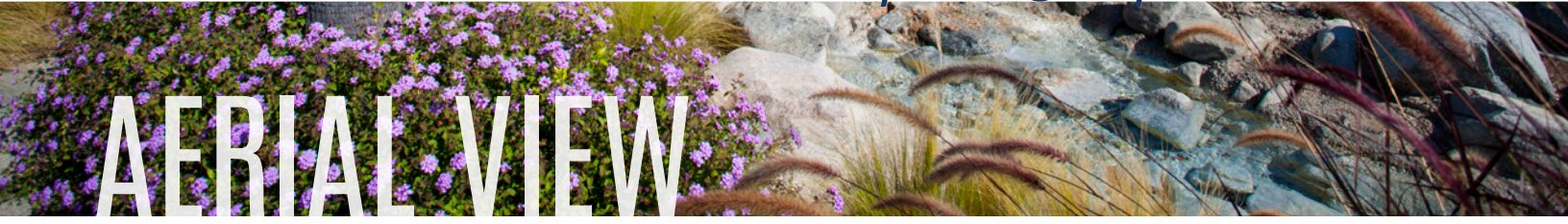
### SHOPPING

- |                      |                     |
|----------------------|---------------------|
| BevMo                | Ross Dress For Less |
| Costco Wholesale     | Staples             |
| Daiso                | Stater Bros.        |
| Dollar Tree          | Target              |
| Smart & Final Extra! | Tillys              |

### HOTELS/FITNESS CLUB

- |                           |                      |
|---------------------------|----------------------|
| Courtyard By Marriott     | 24 Hour Fitness      |
| Extended Stay America     | OrangeTheory Fitness |
| Hampton Inn               |                      |
| Hyatt House Cypress       |                      |
| Residence Inn By Marriott |                      |

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## AERIAL VIEW



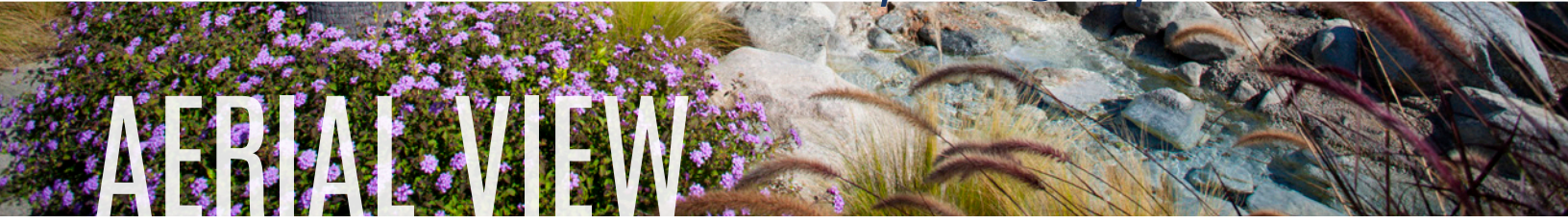
VALLEY VIEW STREET

**5900 KATELLA AVE #100**  
+85,599 SF AVAILABLE

KATELLA AVENUE

CARA WAY

# 5900 Katella Avenue, Bldg B, Suite 100



## AERIAL VIEW



**5900 KATELLA AVE #100**  
±85,599 SF AVAILABLE

VALLEY VIEW STREET

KATELLA AVENUE

CARA WAY

# 5900 Katella Avenue, Bldg B, Suite 100

## AERIAL MAP



INTERSTATE 405 SAN DIEGO FWY

PORT OF LONG BEACH & LONG BEACH AIRPORT →

STATE ROUTE 22 GARDEN GROVE FWY

5900 KATELLA AVE #100  
±85,599 SF AVAILABLE

INTERSTATE 605 →

KNOTT AVENUE

KATELLA AVENUE

VALLEY VIEW STREET

GATEWAY DR

CERRITOS AVENUE

KATELLA AVENUE

