

HIGH IMAGE INDUSTRIAL/TECHNOLOGY

±31,500 SF FOR LEASE

5900 Katella Avenue, Bldg C, Suite 100

CYPRESS :: CALIFORNIA



Another Quality Project By

WARLAND INVESTMENTS



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

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CBRE

5900 Katella Avenue, Bldg C, Suite 100

PROPERTY FEATURES



±31,500 Total Building SF



±3,423 SF Office



Part of a Larger 90,000 SF



One (1) Grade Level Door



Five (5) Dock High Loading Doors



Sprinklered



30' Minimum Clearance



Parking 1:1,000



Power: 1,000 Amps, 277/480 Volts (verify)



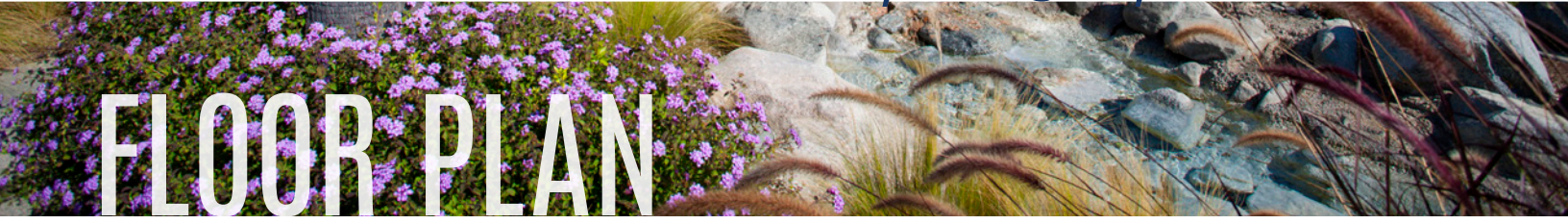
Located in Cypress, at the border of Los Angeles and Orange County



Close proximity to 405, 22 and 605 Freeways

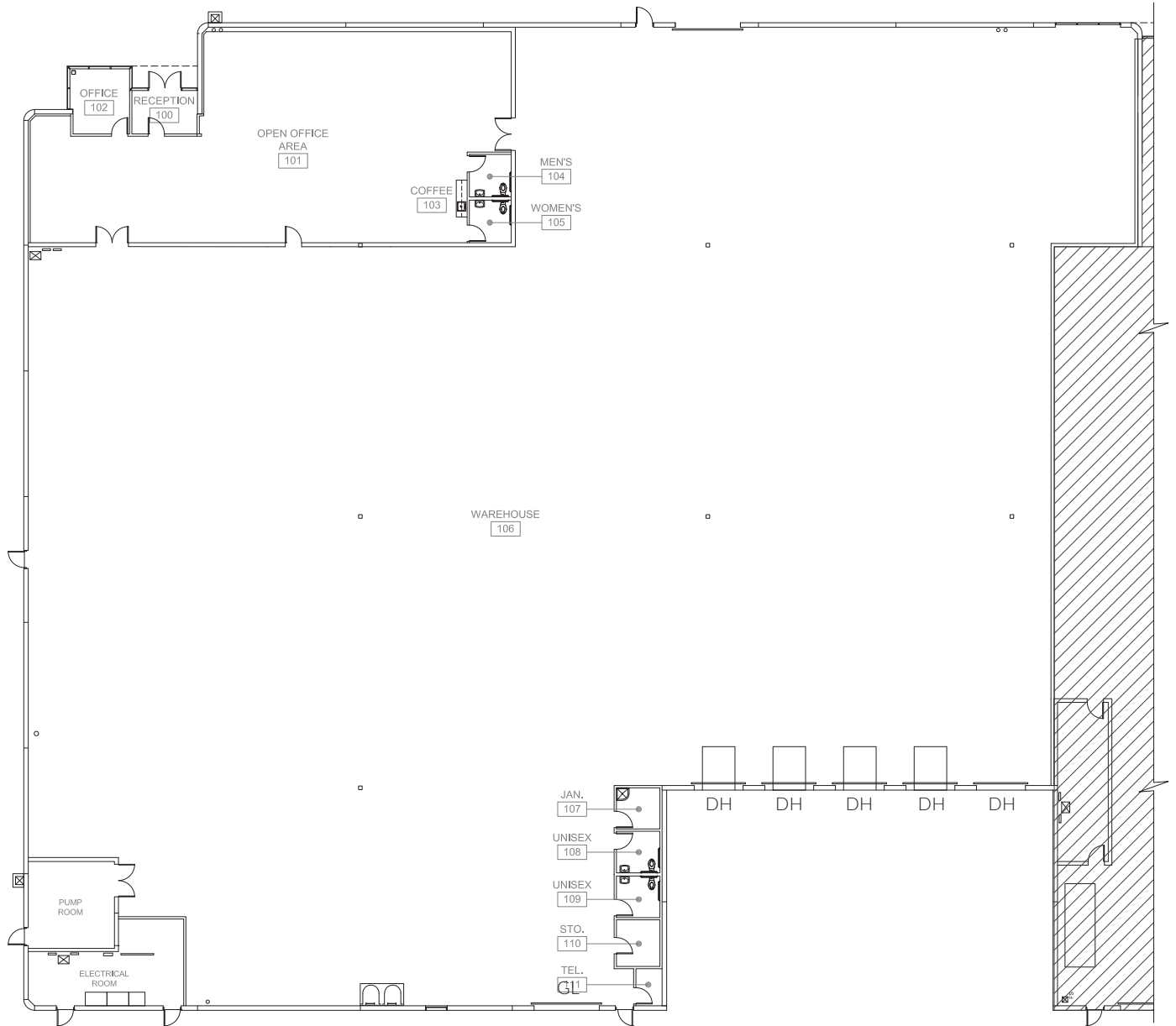


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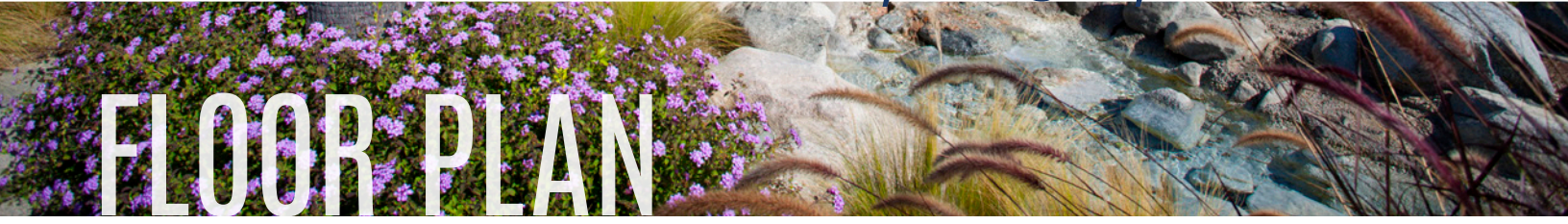


FLOOR PLAN

AS-BUILT FLOOR PLAN

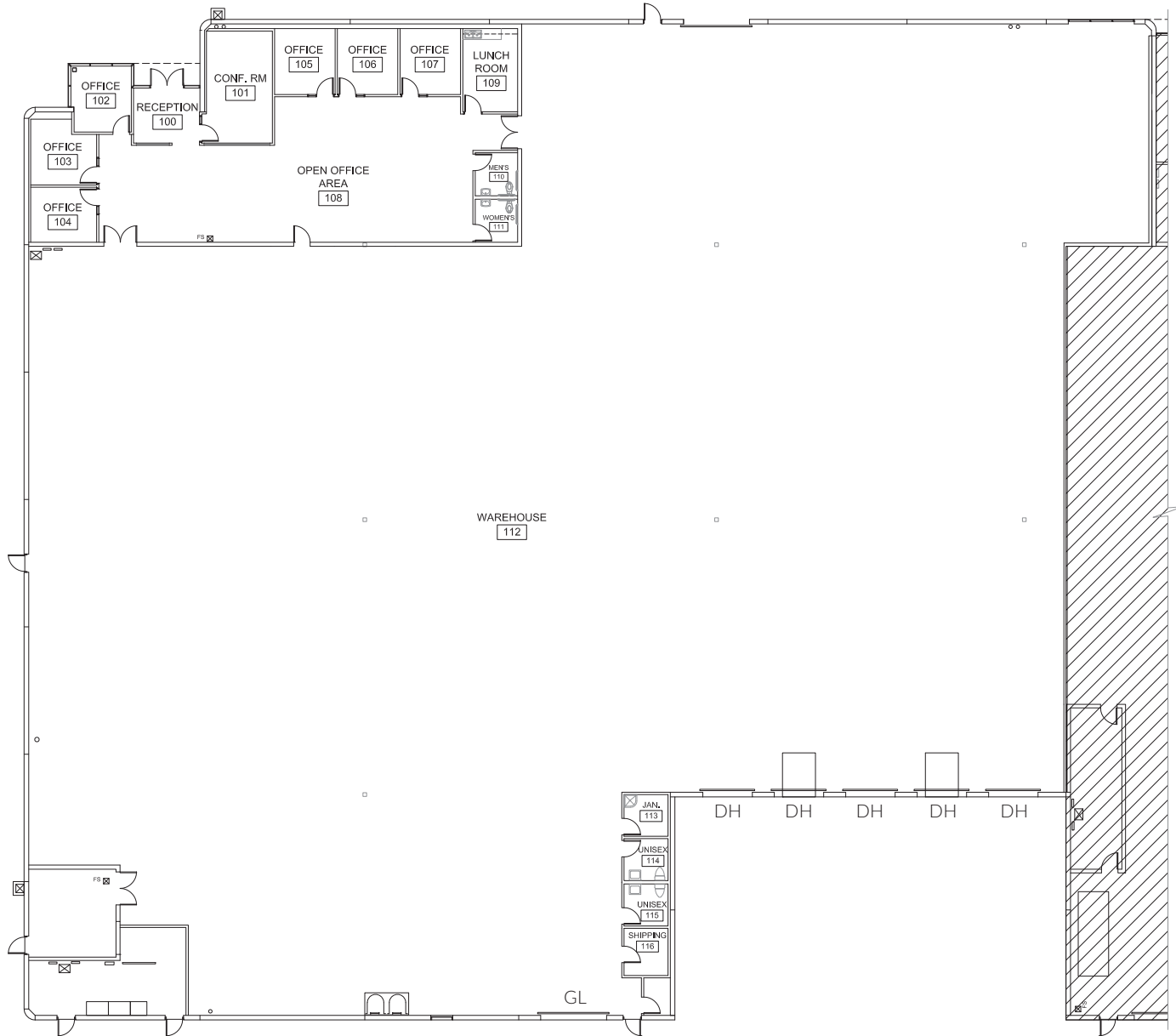


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FLOOR PLAN

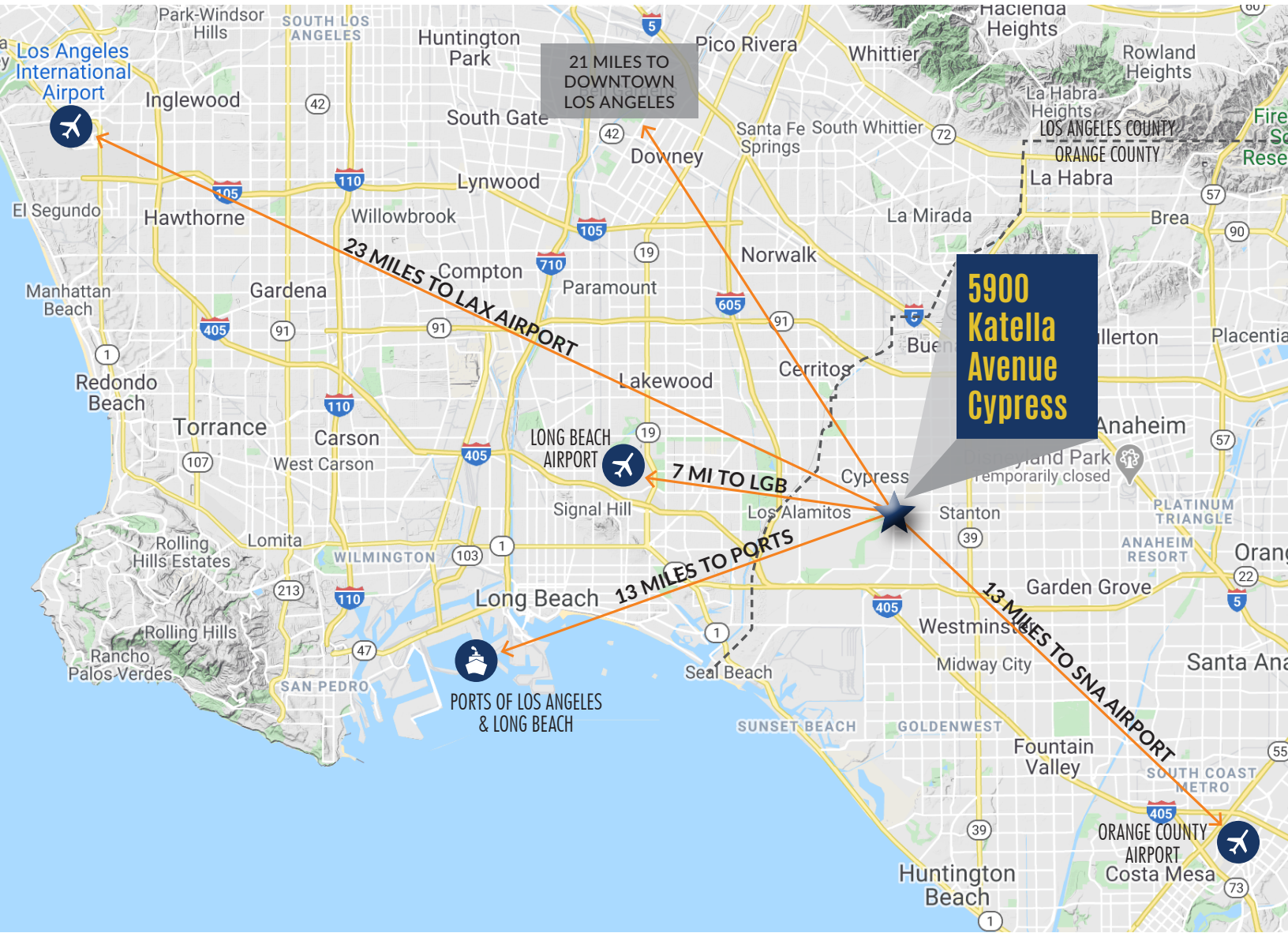
CONCEPTUAL FLOOR PLAN



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REGIONAL MAP



NEARBY RESTAURANTS

- | | | |
|------------------------|--------------------------|-------------------|
| California Fish Grill | The Habit Burger Grill | Red Robin Burgers |
| Chilli's Grill & Bar | Joe's Gourmet Sandwiches | Rubio's |
| Chipotle Mexican Grill | Jimmy John's | Sombrero's |
| El Torito | Olive Garden Italian | Starbucks |
| Five Guys Burger | Panda Express | Super Mex |

SHOPPING

- | | |
|----------------------------|----------------------|
| BevMo | Smart & Final Extra! |
| Costco Wholesale | Staples |
| Cypress Plaza Shopping Ctr | Stater Bros. Markets |
| Daiso | Target |
| Meridian Plaza | Tillys |

HOTELS/FITNESS CLUB

- | |
|---------------------------|
| Courtyard By Marriott |
| Hampton Inn |
| Hyatt House Cypress |
| Residence Inn By Marriott |
| 24 Hour Fitness |

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AERIAL MAP



5900 KATELLA AVENUE
±31,500 SF AVAILABLE

VALLEY VIEW STREET

KATELLA AVENUE

5900 Katella Avenue, Bldg C, Suite 100

AERIAL MAP

