

HIGH IMAGE INDUSTRIAL/TECHNOLOGY

±45,578 SF FOR LEASE

5900 Katella Avenue, Bldg B, 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 B, Suite 100

PROPERTY FEATURES



±45,578 Total Building SF



±21,726 SF Office



Part of a Larger 90,000 SF



One (1) Grade Level Door



Two (2) 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



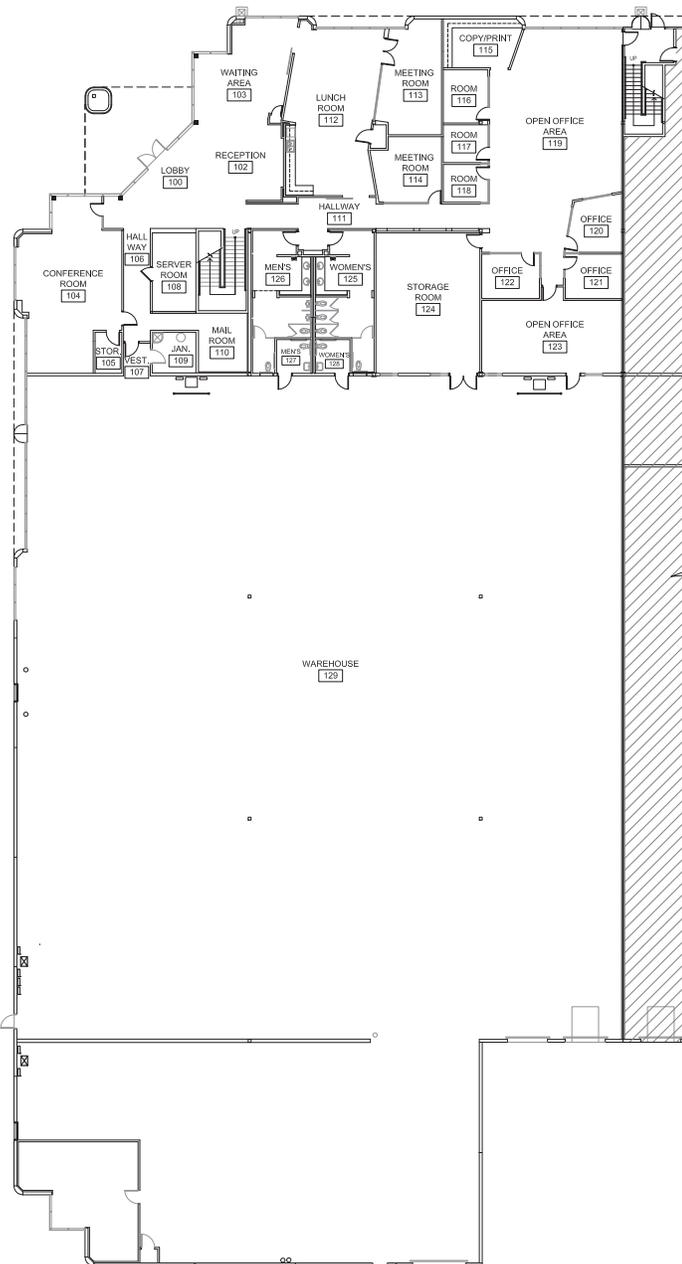
Close proximity to 405, 22 and 605 Freeways



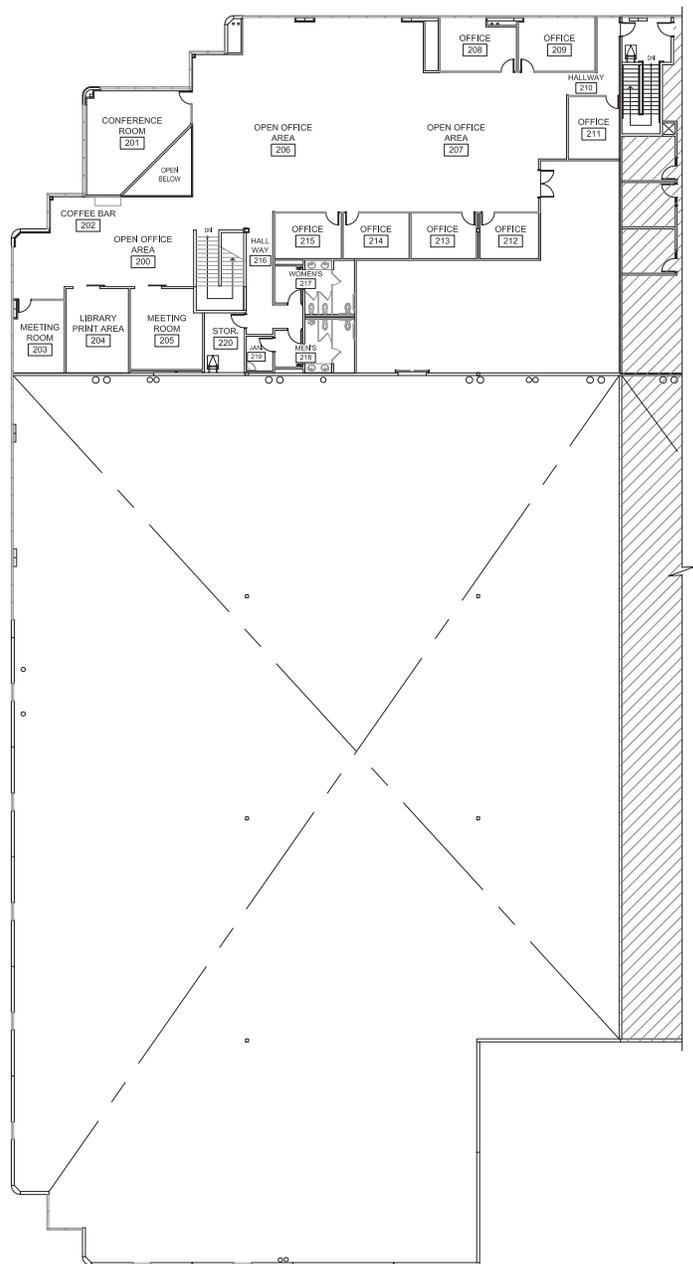
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FLOOR PLAN

FIRST FLOOR PLAN



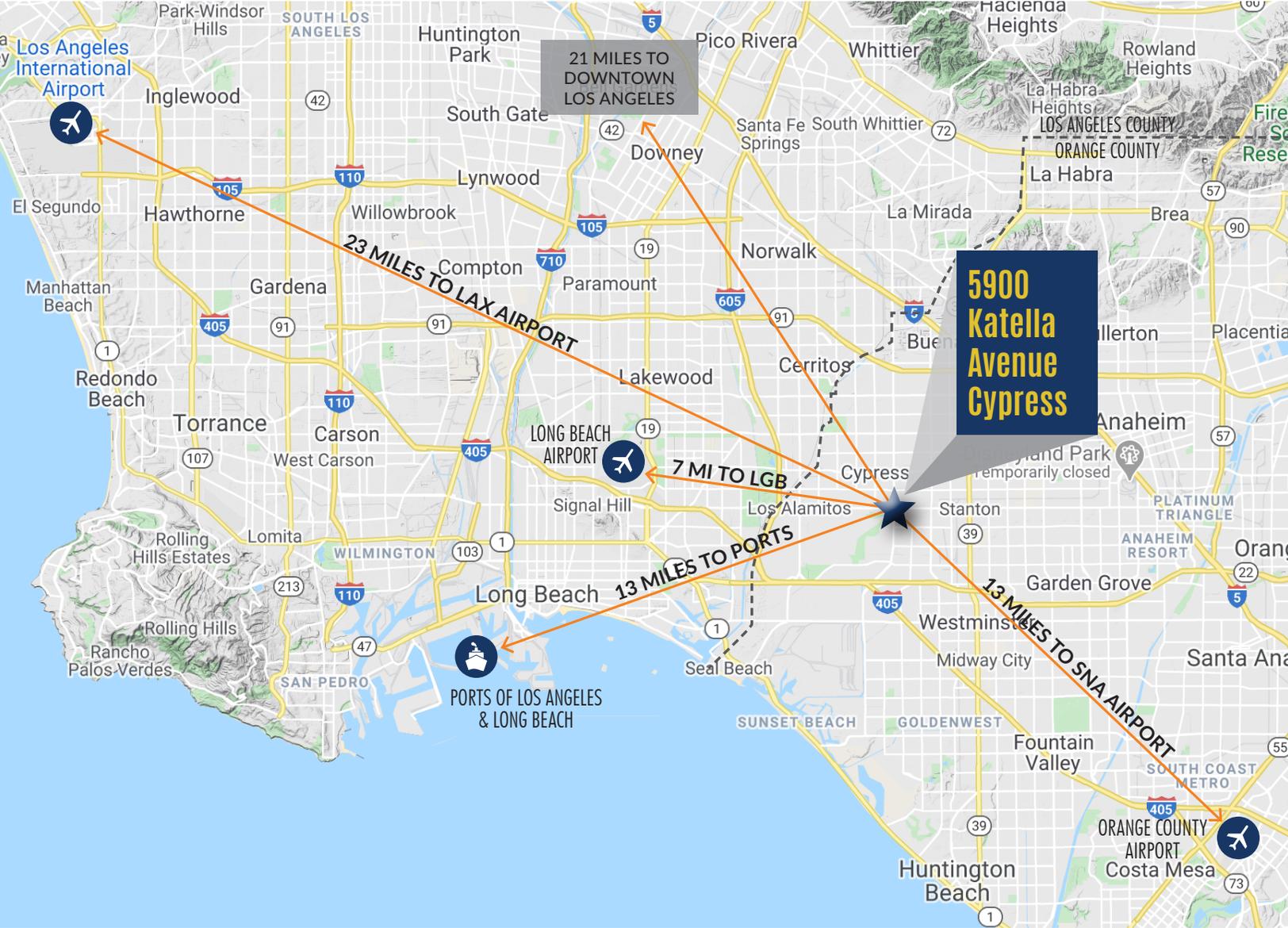
MEZZANINE FLOOR PLAN



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 | |

5900 Katella Avenue, Bldg B, Suite 100



AERIAL VIEW



5900 KATELLA AVE #100
+ 45,578 SF AVAILABLE

VALLEY VIEW STREET

KATELLA AVENUE

CARA WAY

5900 Katella Avenue, Bldg B, Suite 100



AERIAL VIEW



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AERIAL MAP



INTERSTATE 405 SAN DIEGO FWY

PORT OF LONG BEACH & LONG BEACH AIRPORT →

COUNTY ROUTE 22 GARDEN GROVE FWY

5900 KATELLA AVE #100
±45,578 SF AVAILABLE

INTERSTATE 605 →

KNOTT AVENUE

KATELLA AVENUE

GATEWAY DR

VALLEY VIEW STREET

KATELLA AVENUE

CERRITOS AVENUE

