

HIGH IMAGE INDUSTRIAL/TECHNOLOGY

±34,080 SF FOR LEASE

6101 Gateway Drive

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



6101 Gateway Drive

PROPERTY FEATURES



±34,080 Total Building SF



±30,000 SF 2-Story Office



Freestanding Building



Two (2) Grade Level Doors



24' Minimum Clearance



Sprinklered



Expandable Warehouse Area



Parking 3.6:1,000



Power: 600 Amps, 277/480 Volts (verify)



Fenced Yard Possible



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



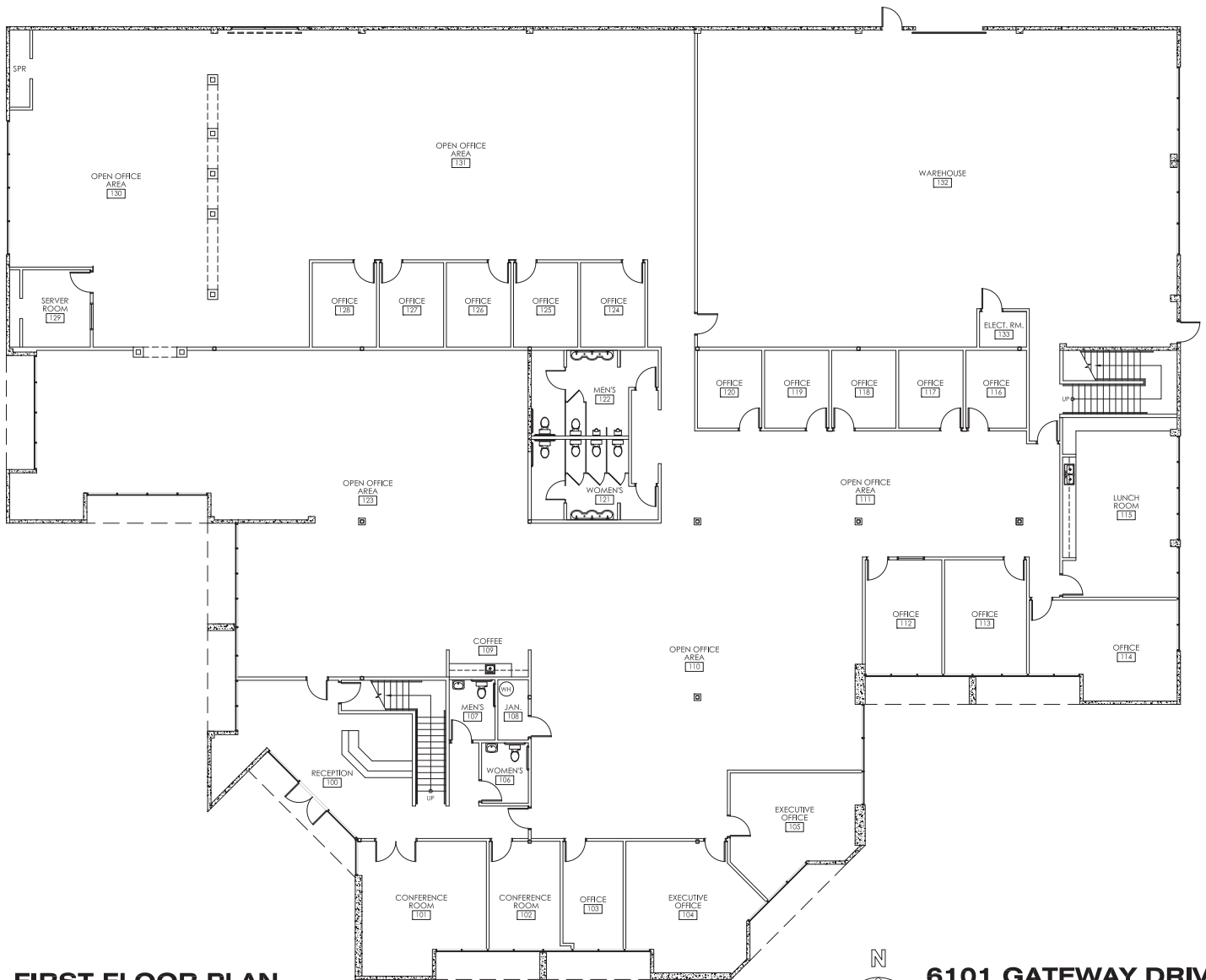
Close proximity to 405, 22 and 605 Freeways



6101 Gateway Drive



FLOOR PLANS



FIRST FLOOR PLAN

NOT TO SCALE

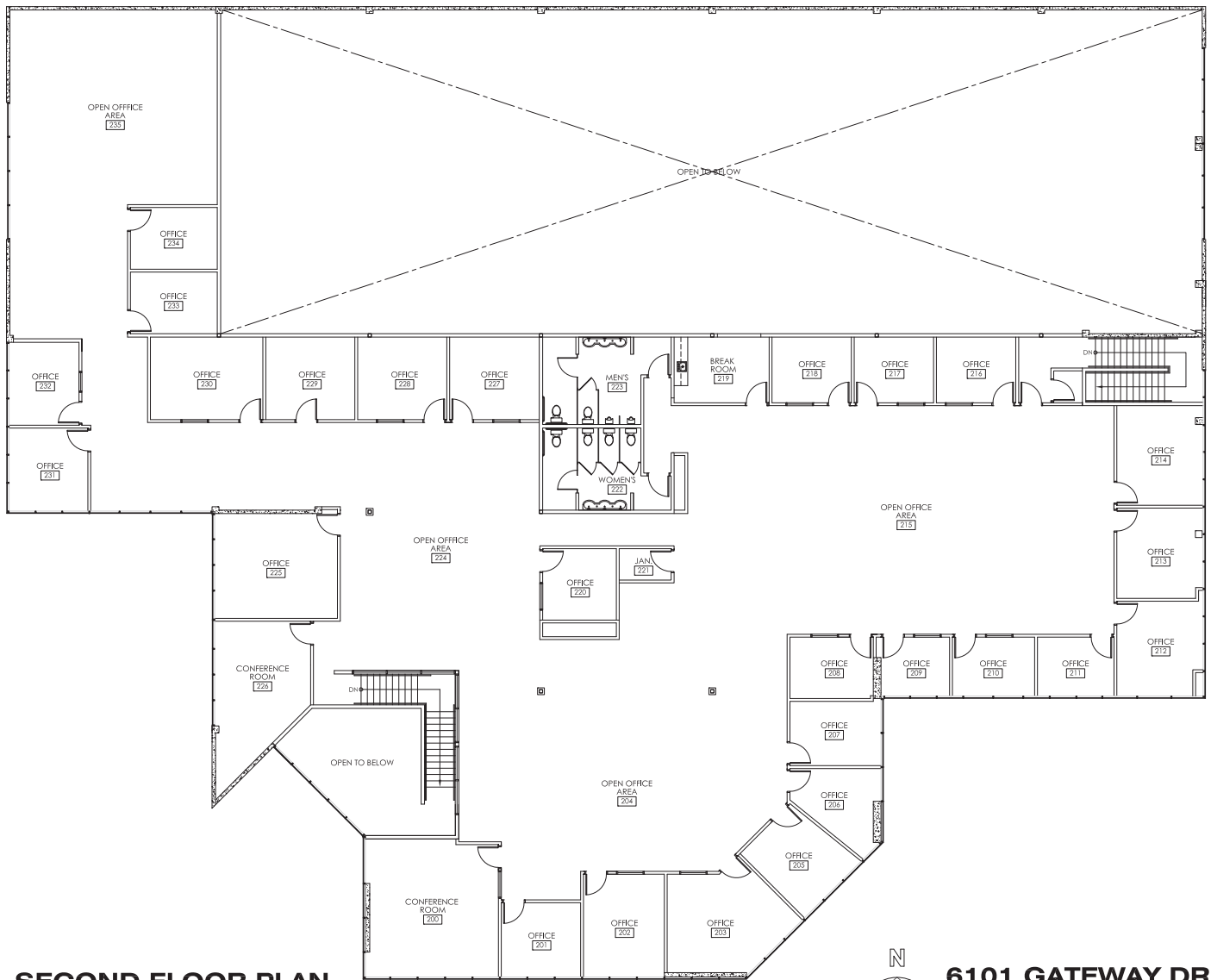


**6101 GATEWAY DRIVE
CYPRESS, CA 90630
(34,080 S.F.)**

6101 Gateway Drive



FLOOR PLANS



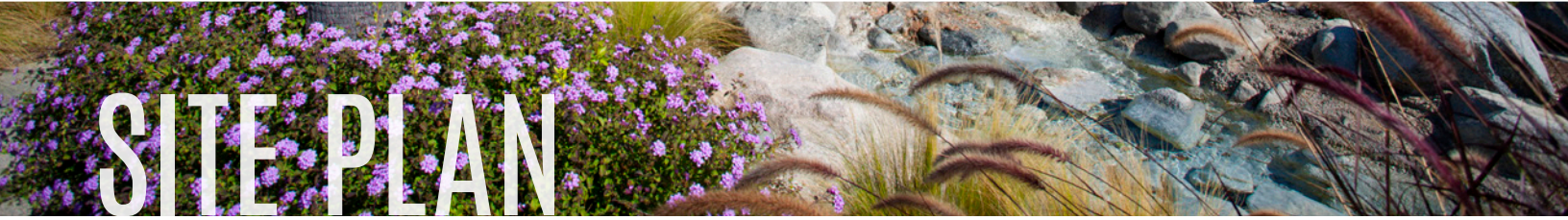
SECOND FLOOR PLAN

NOT TO SCALE

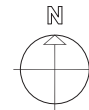
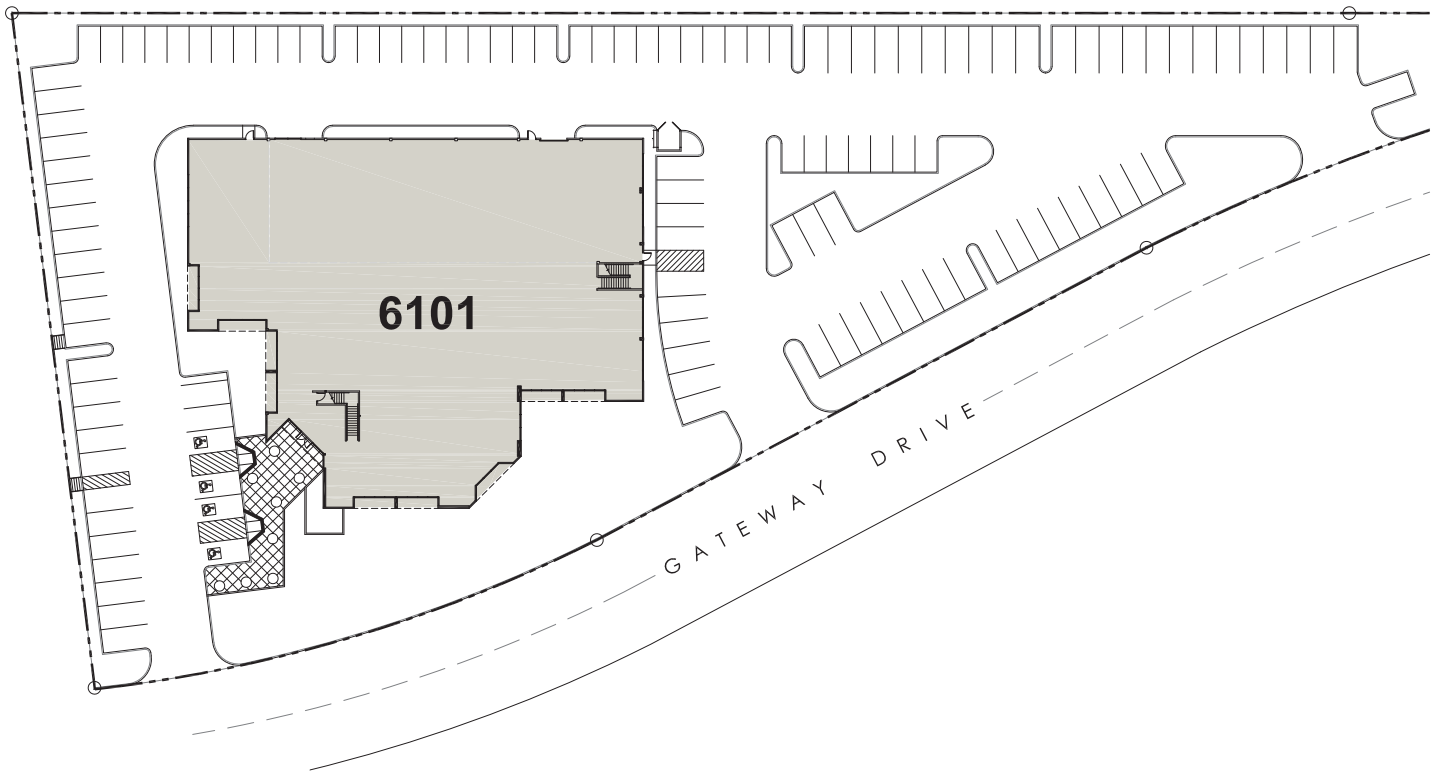


**6101 GATEWAY DRIVE
CYPRESS, CA 90630
(34,080 S.F.)**

6101 Gateway Drive



SITE PLAN

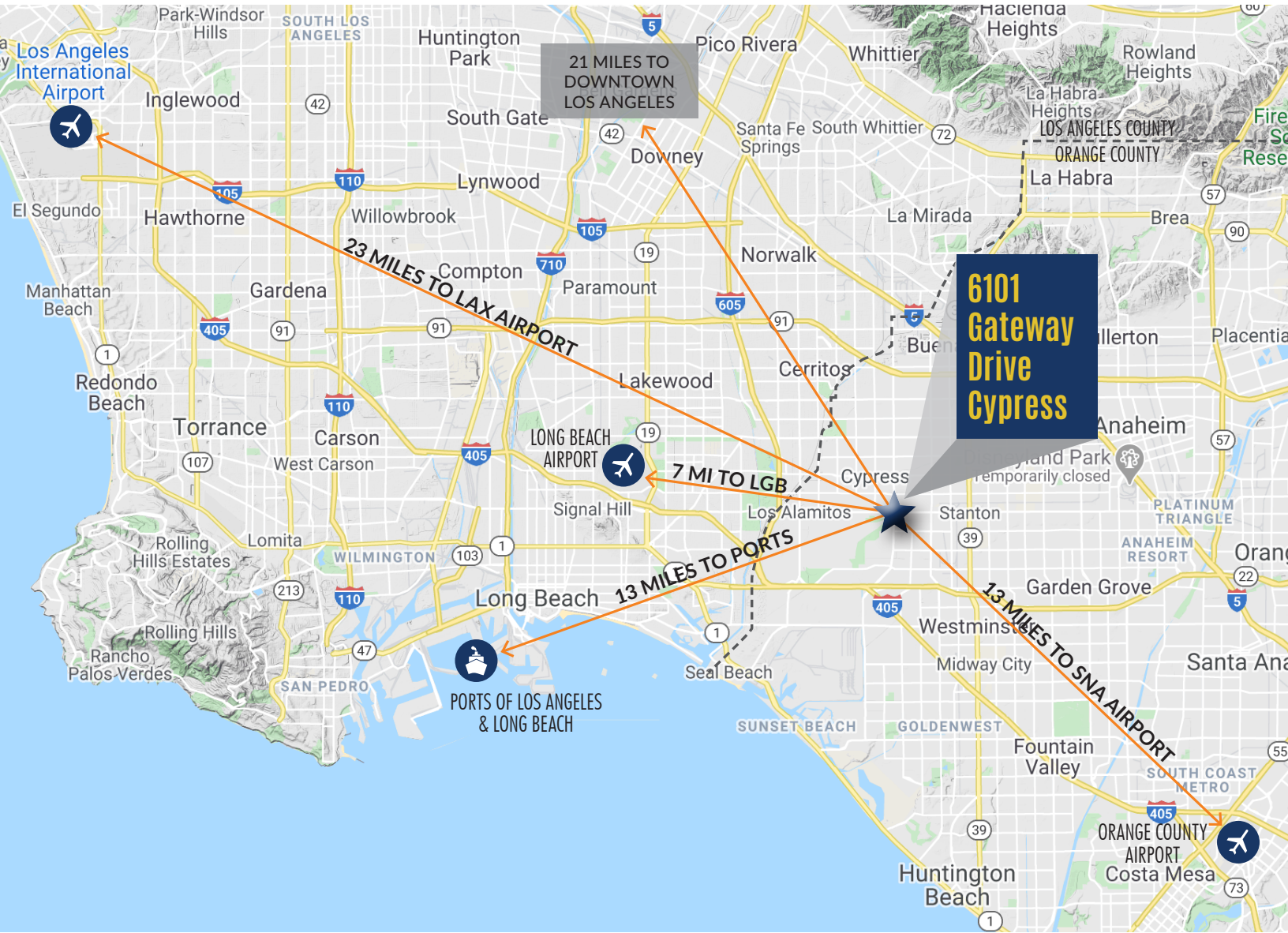


**6101 GATEWAY DRIVE
CYPRESS, CA 90630**

6101 Gateway Drive



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

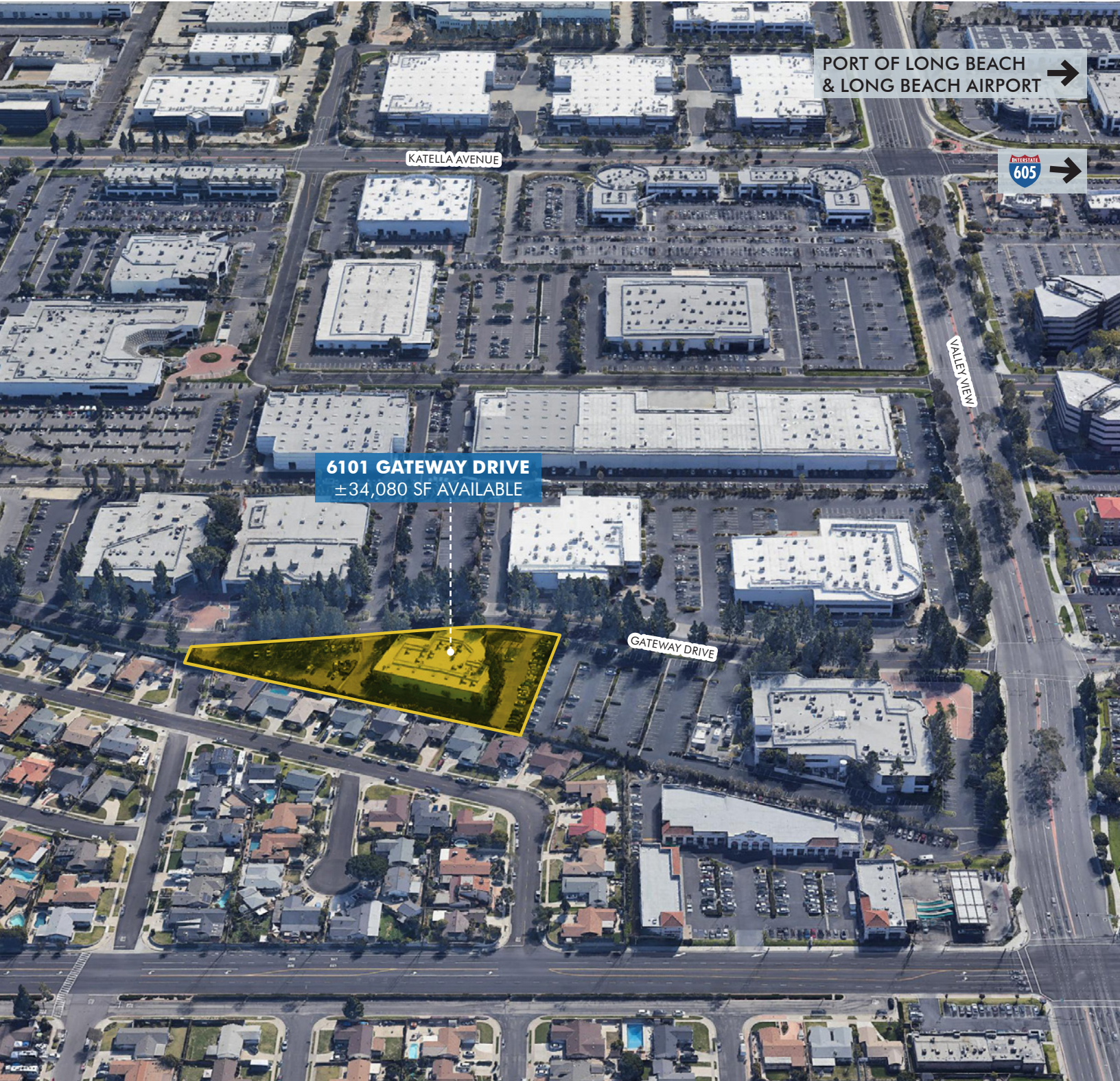
- | | |
|----------------------------|----------------------|
| BevMo | Smart & Final Extra! |
| Costco Wholesale | Staples |
| Cypress Plaza Shopping Ctr | Stater Bros. Markets |
| Daiso | Target |
| Meridian Plaza | Tillys |

HOTELS/FITNESS CLUB

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

6101 Gateway Drive

AERIAL MAP



PORT OF LONG BEACH & LONG BEACH AIRPORT →

INTERSTATE 605 →

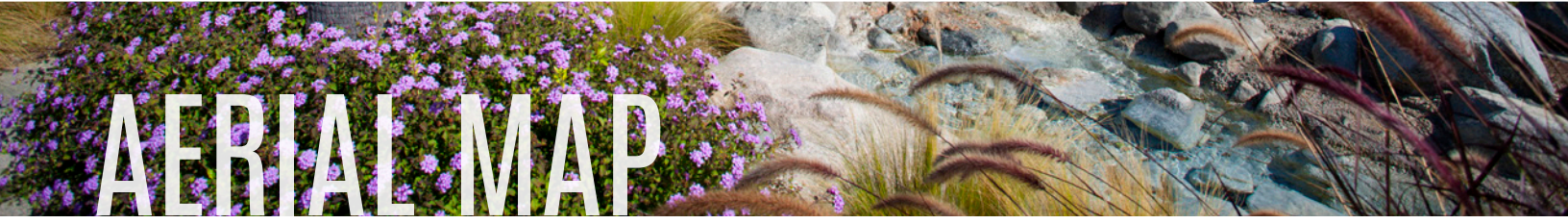
KATELLA AVENUE

VALLEJO AVENUE

6101 GATEWAY DRIVE
±34,080 SF AVAILABLE

GATEWAY DRIVE

6101 Gateway Drive



AERIAL MAP

