

HIGH IMAGE INDUSTRIAL/TECHNOLOGY

±86,419 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:

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CBRE

5900 Katella Avenue, Bldg B, Suite 100

PROPERTY FEATURES



±86,419 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



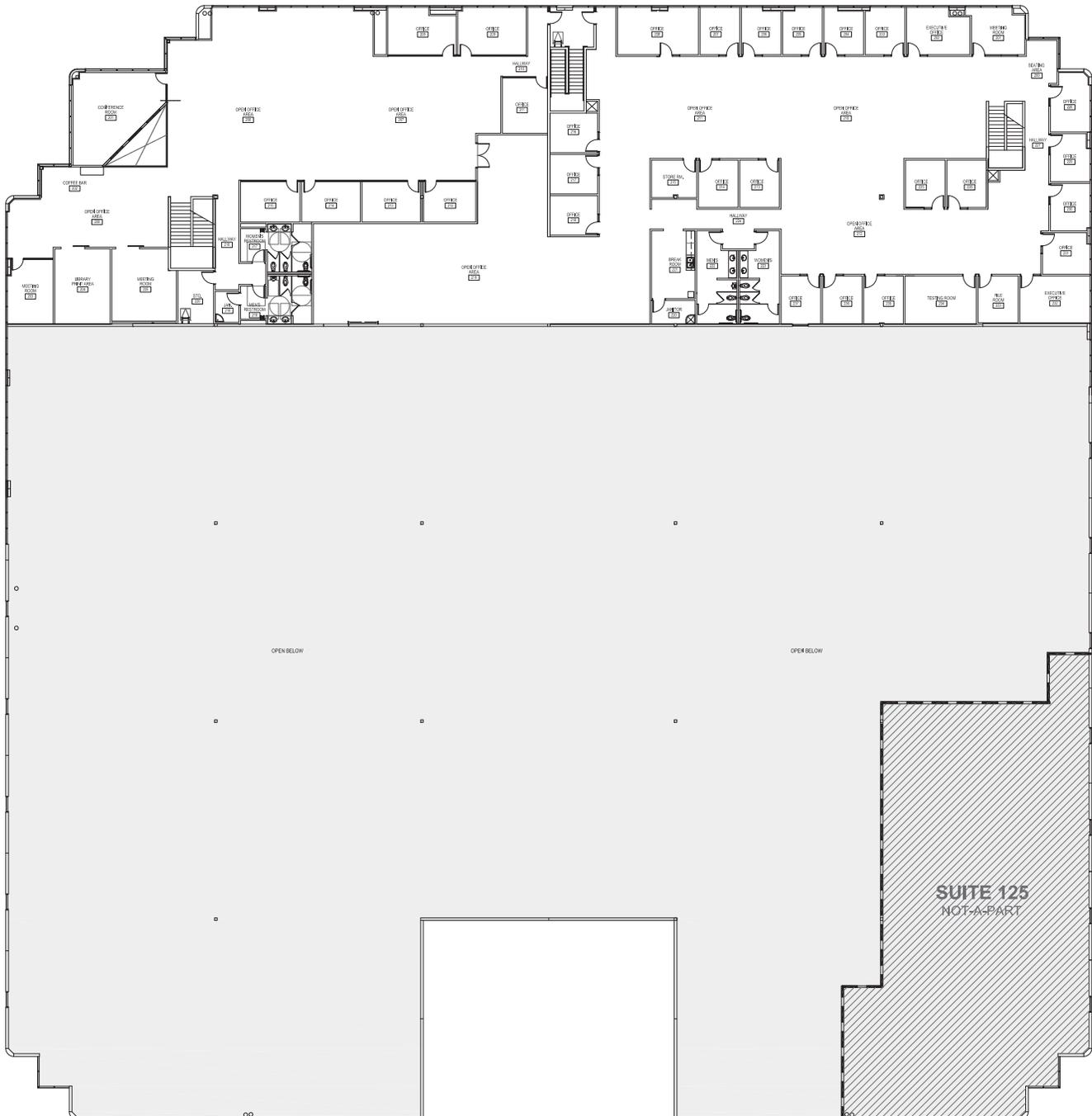
Close proximity to 405, 22 and 605 Freeways



5900 Katella Avenue, Bldg B, Suite 100

FLOOR PLAN

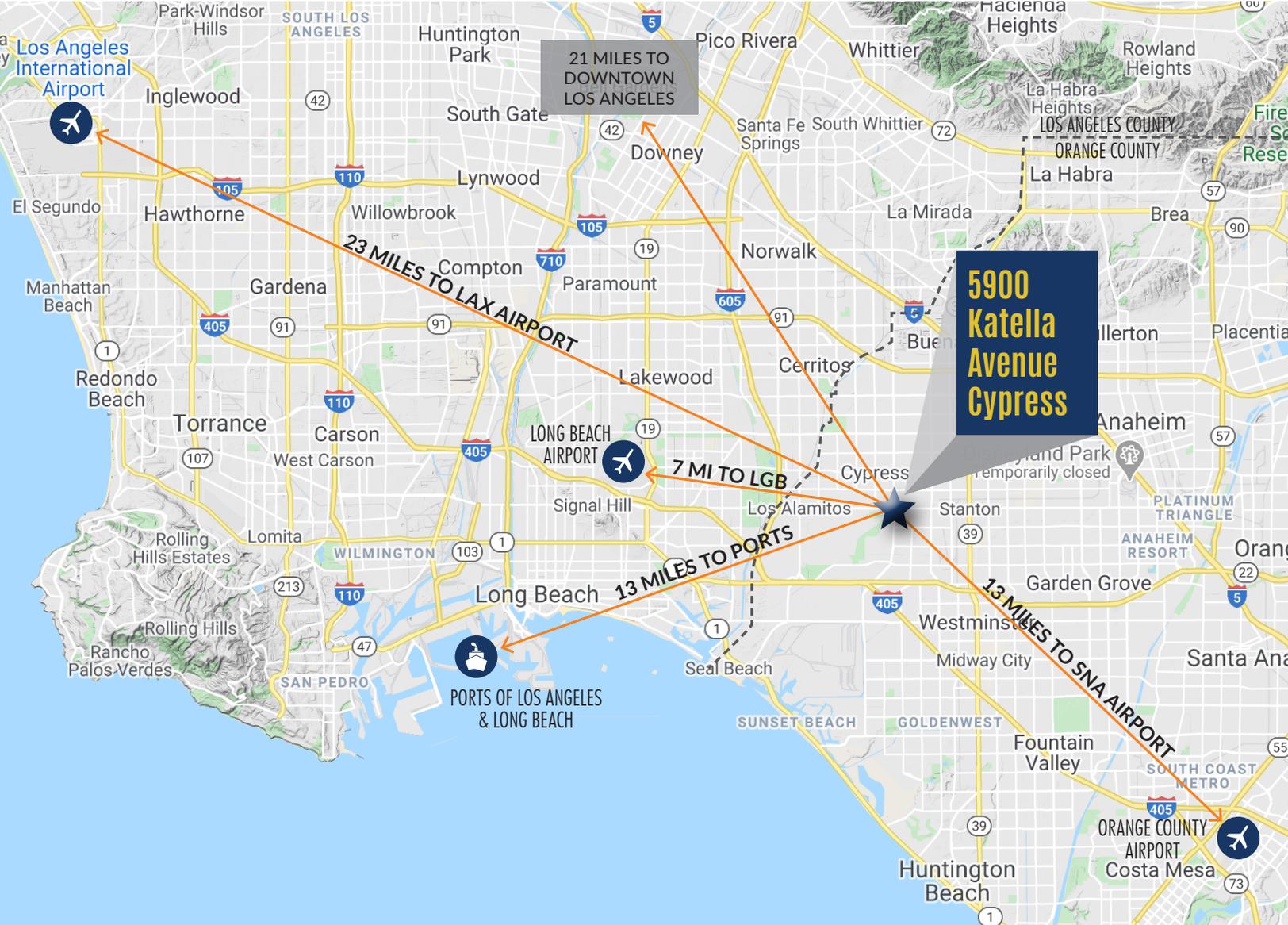
MEZZANINE FLOOR PLAN



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
+86,419 SF AVAILABLE

VALLEY VIEW STREET

KATELLA AVENUE

CARA WAY

5900 Katella Avenue, Bldg B, Suite 100



AERIAL VIEW



5900 KATELLA AVE #100
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VALLEY VIEW STREET

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AERIAL MAP



INTERSTATE 405 SAN DIEGO FWY

PORT OF LONG BEACH & LONG BEACH AIRPORT →

STATE ROUTE 22 GARDEN GROVE FWY

5900 KATELLA AVE #100
±86,419 SF AVAILABLE

INTERSTATE 605 →

KNOTT AVENUE

KATELLA AVENUE

GATEWAY DR

VALLEY VIEW STREET

CERRITOS AVENUE

KATELLA AVENUE

