

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



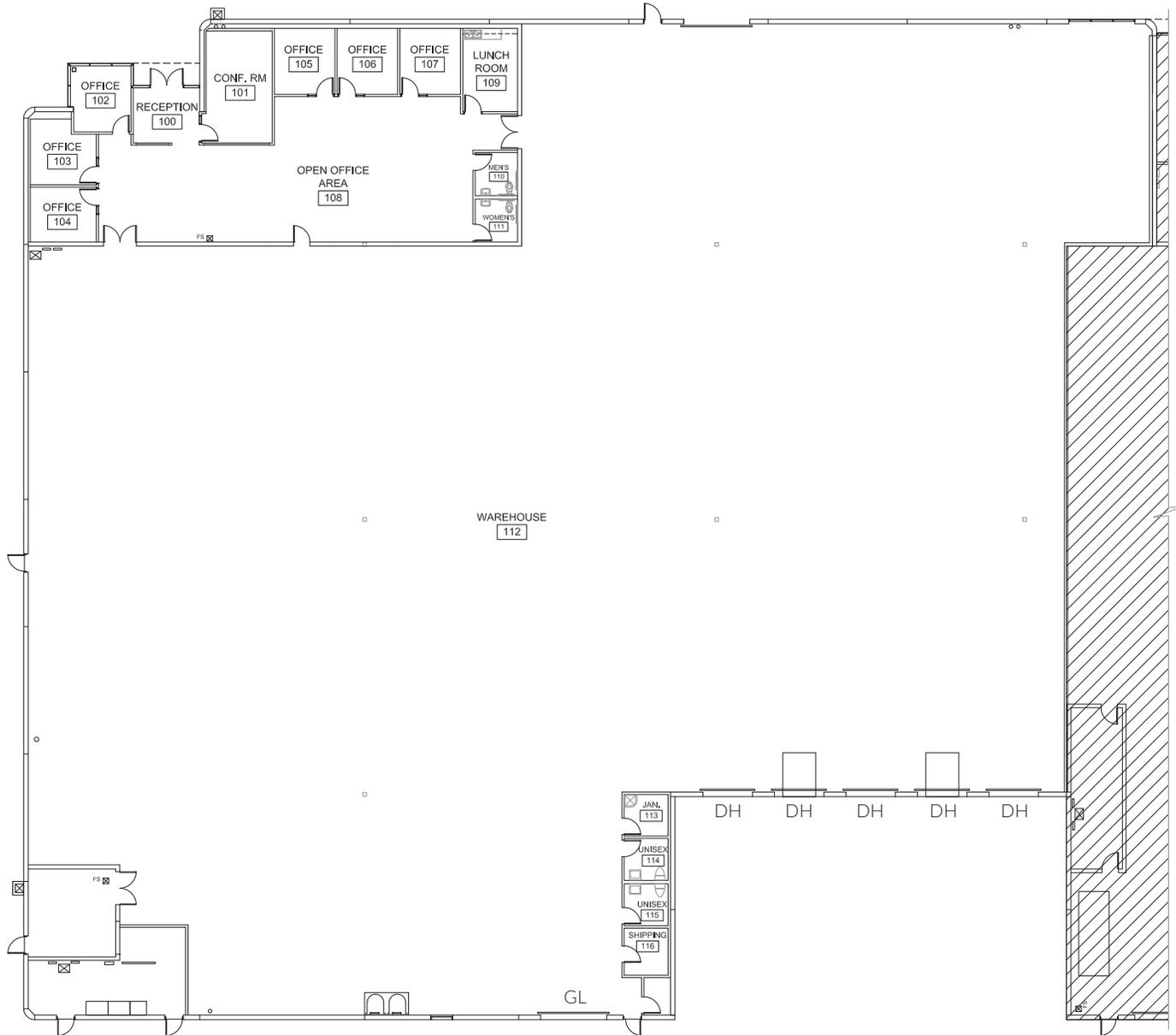
Close proximity to 405, 22 and 605 Freeways



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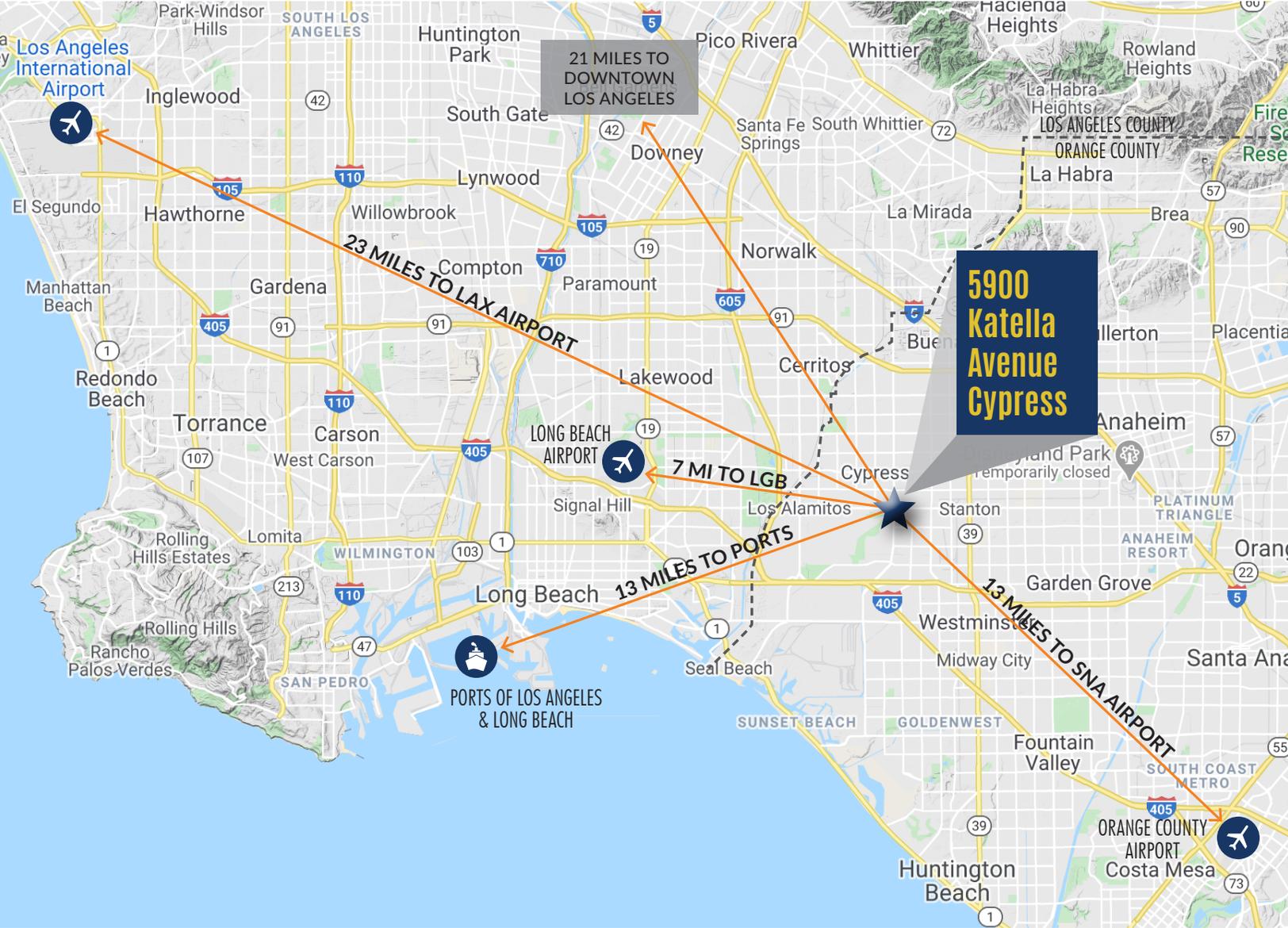
# FLOOR PLAN



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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

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## AERIAL MAP

