

INDUSTRIAL / TECHNOLOGY BUILDING

±53,228 SF FOR LEASE

6200 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

6200 Gateway Drive

PROPERTY FEATURES



±53,228 Total Building SF



±19,000 SF of Office



High Image, Free Standing
with Extensive Glass



Two (2)
Grade Level Doors



One (1)
Dock High Loading Door



.45/3,000 GPM
Fire Sprinkler System



18' Minimum Clearance



Secure Truck Court
(Possible)



Power: 1200 Amps,
277/480 Volt, 3-Phase
Power (verify)



3.7:1000 Parking
(202 Stalls)

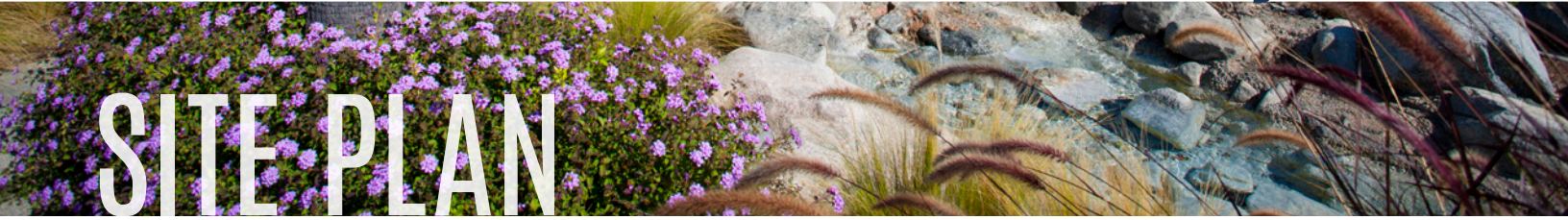


Strategic location serving
Orange County, LA County,
Ports of Long Beach
and Los Angeles

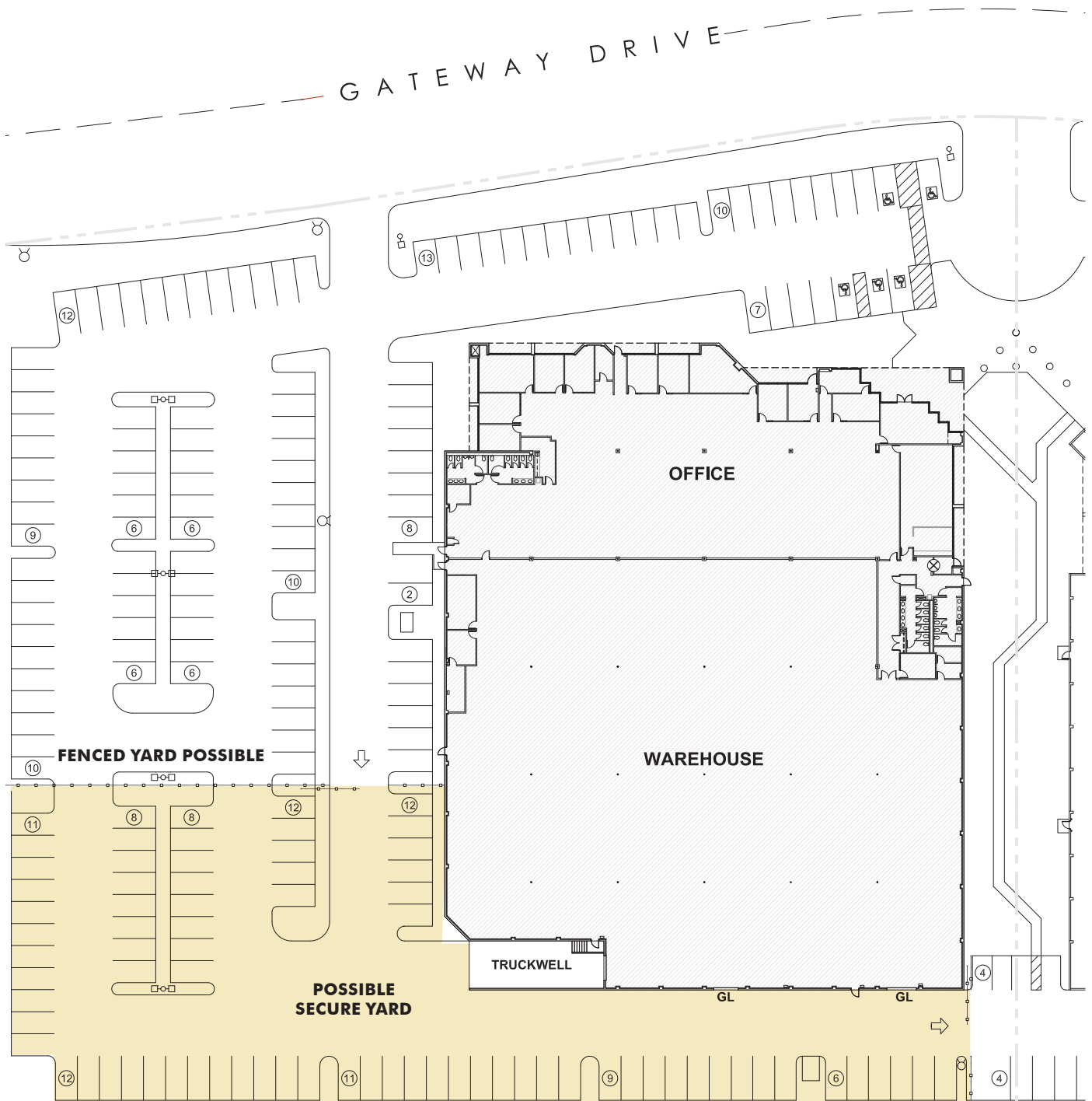


Excellent Freeway
Access (91, 57, 5, 55 & 60
Freeways)

6200 Gateway Drive



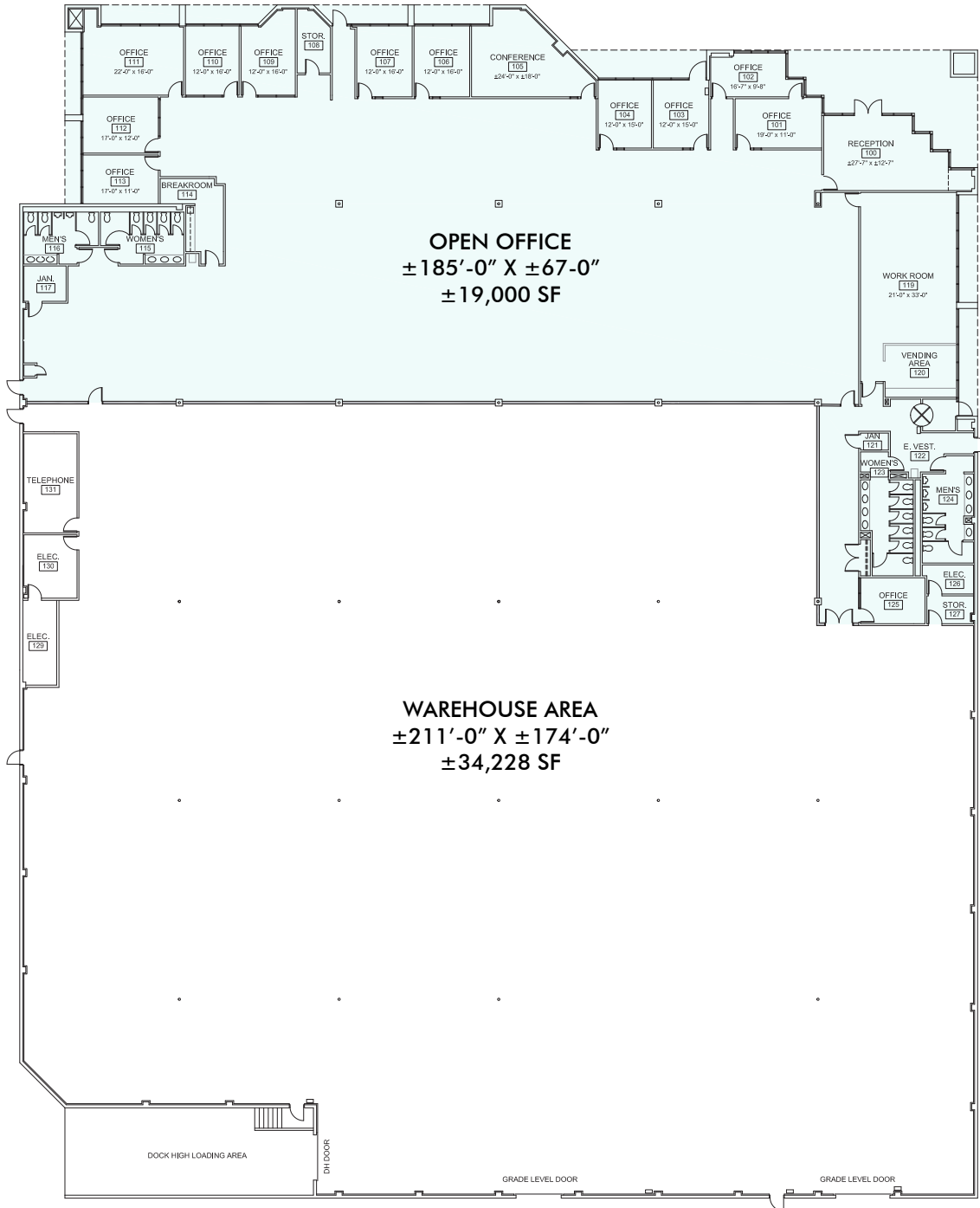
SITE PLAN





FLOOR PLANS

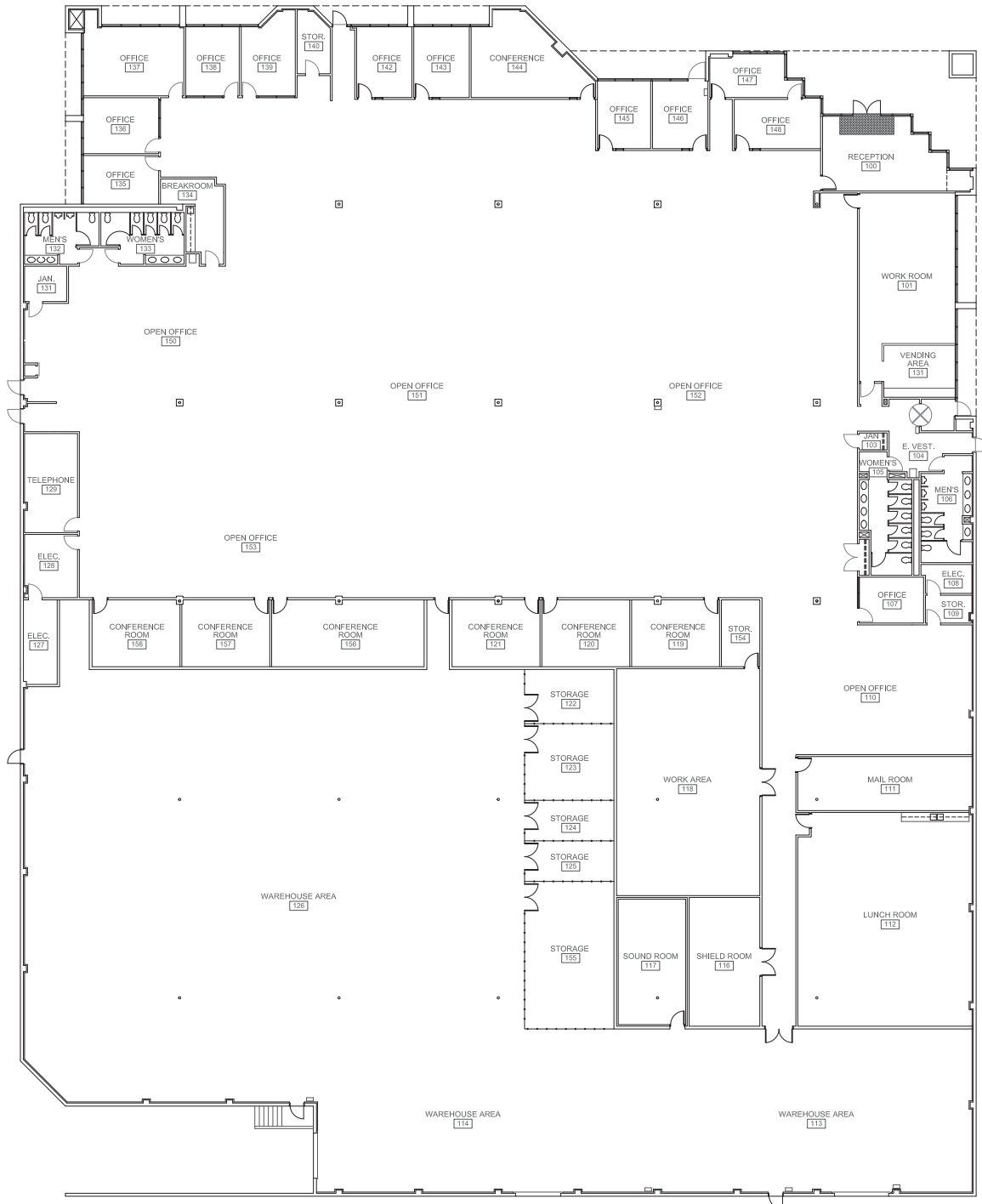
CONCEPTUAL FLOOR PLAN





FLOOR PLANS

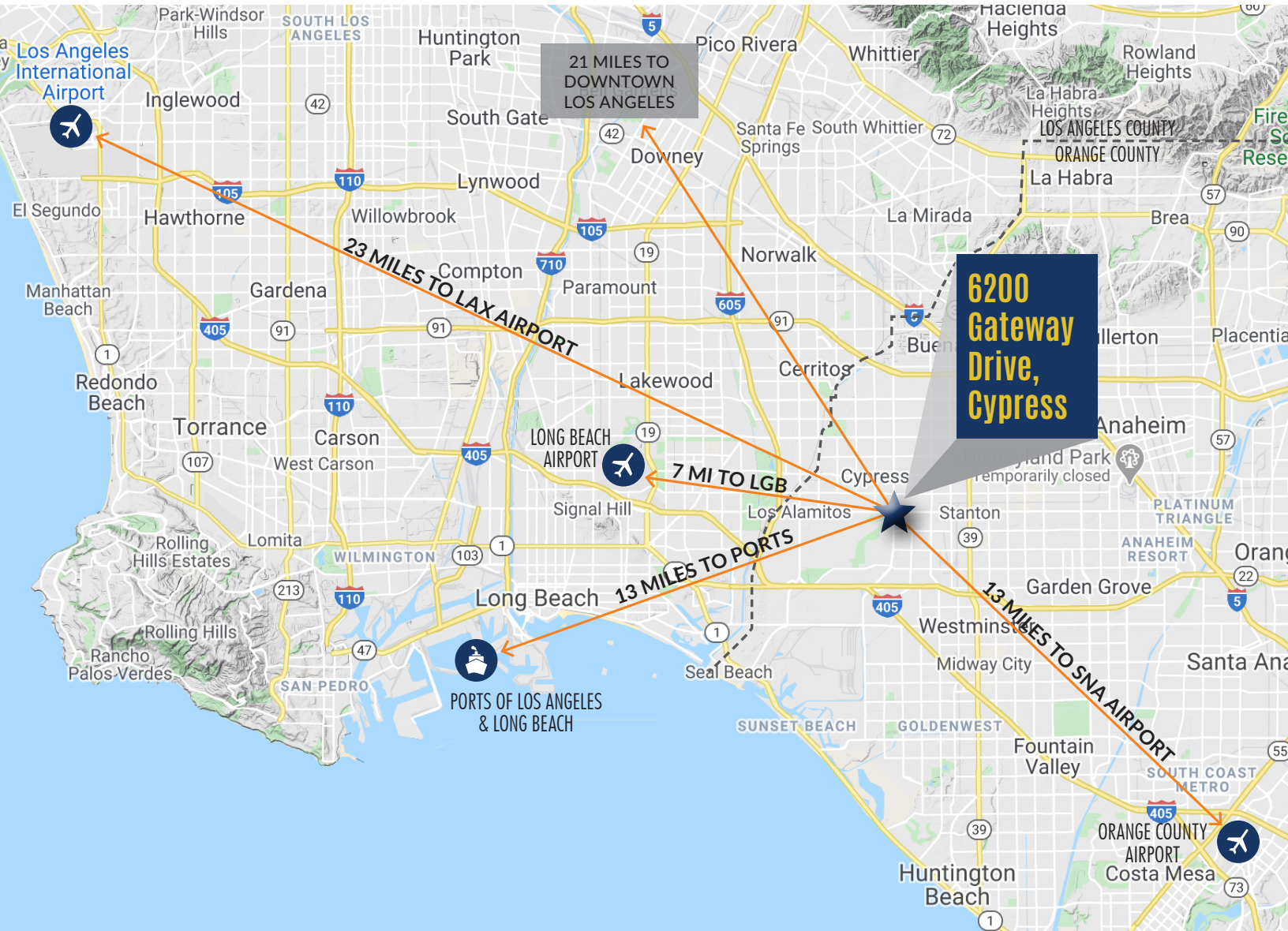
AS-BUILT FLOOR PLAN



6200 Gateway Drive



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

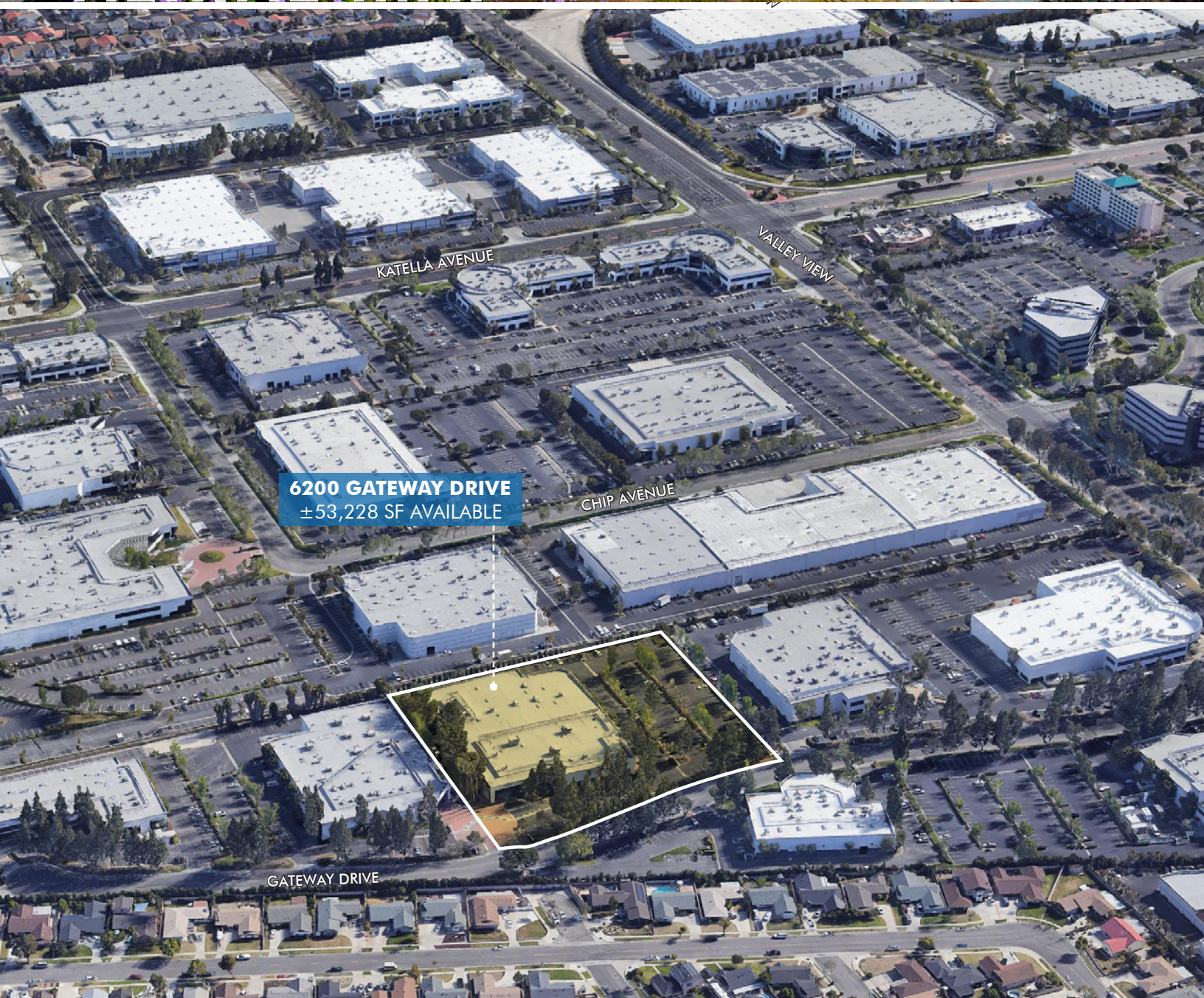
- | | |
|----------------------|---------------------|
| BevMo | Ross Dress For Less |
| Costco Wholesale | Staples |
| Daiso | Stater Bros. |
| Dollar Tree | Target |
| Smart & Final Extra! | Tillys |

HOTELS/FITNESS CLUB

- | | |
|---------------------------|----------------------|
| Courtyard By Marriott | 24 Hour Fitness |
| Extended Stay America | OrangeTheory Fitness |
| Hampton Inn | |
| Hyatt House Cypress | |
| Residence Inn By Marriott | |

6200 Gateway Drive

AERIAL MAP



© 2024 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All other marks displayed on this document are the property of their respective owners. N:\Team-Revere\Marketing - InDesign\Warland Cypress Business Center\6200 Gateway\Brochure\BRO _ 6200 Gateway _ v03AK.indd