



## COLD STORAGE FACILITY

**±11,006 SF FREESTANDING BUILDING**  
**FOR SALE**  
**5921-5923**  
**LAKE SHORE DRIVE**  
**CYPRESS | CA**

CONTACT EXCLUSIVE LISTING AGENT:

**GAVIN DENNISTON**

E.V.P. | PRINCIPAL

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CA DRE License #01837752



**±11,006 SF**  
**FREESTANDING**  
**BUILDING**



**16'-18'**  
**CLEAR**  
**HEIGHT**



**± 28,419 SF**  
**LOT SIZE**  
**(.56 AC)**



**2 GL DOORS**  
**(12'W X 16'H)**

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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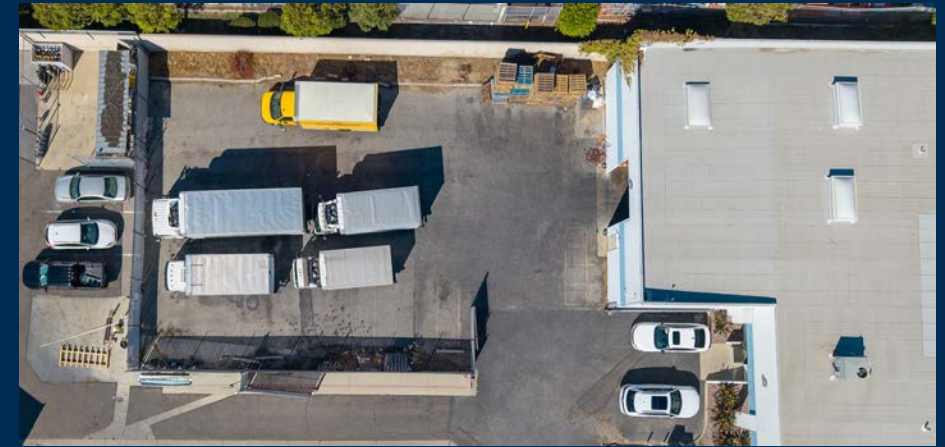
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## PROPERTY HIGHLIGHTS:

- ±11,006 SF Freestanding Building (Divisible)
- ±28,419 SF Lot Size (±0.65 AC)
- Large Paved/Fenced Yard
- ±1,050 SF Office Area with Two Restrooms
- Large Break Area with Two Restrooms
- Offices Rebuilt in 2021
- ±800 SF Cooler (Built in 2021)
- ±1,000 SF Freezer (Built in 2021)
- Floor Drains
- 16'-18' Clear Height
- Fully Sprinklered
- Two Ground Level Truck Doors (12'Wx 16'H)
- Power: 600 Amps; 277/480V (Verify)
- End of Cul-De-Sac Location
- Convenient 91, 5, 22 & 405 Freeway Access



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PHOTOS

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AMENITIES MAP

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