



GOODMAN COMMERCE CENTER CYPRESS



581,703 sq ft
manufacturing
campus

5665-5885 Plaza Drive,
Cypress CA 90630

SPACE FOR UNLIMITED POTENTIAL

Goodman Commerce Center Cypress is strategically located in Northwestern Orange County, offering direct access to the 405, 22, and 605 Freeways.

This three-building advanced manufacturing campus totals 581,703 square feet and features state-of-the-art, flexible, and LEED Gold-Certified sustainable spaces. Buildings 1 and 2, totaling 389,809 square feet, are now complete and move in ready. The newly announced Building 3, spanning 191,894 square feet, will break ground in Q2 2026, with delivery planned for Q1 2027. The campus offers a cutting-edge environment for businesses, providing high-quality spaces designed for maximum efficiency and sustainability.



LARGE CONSUMER REACH

Access a population of 21.1 million people within a two-hour HGV drivetime¹

PROXIMITY TO SPACE BEACH

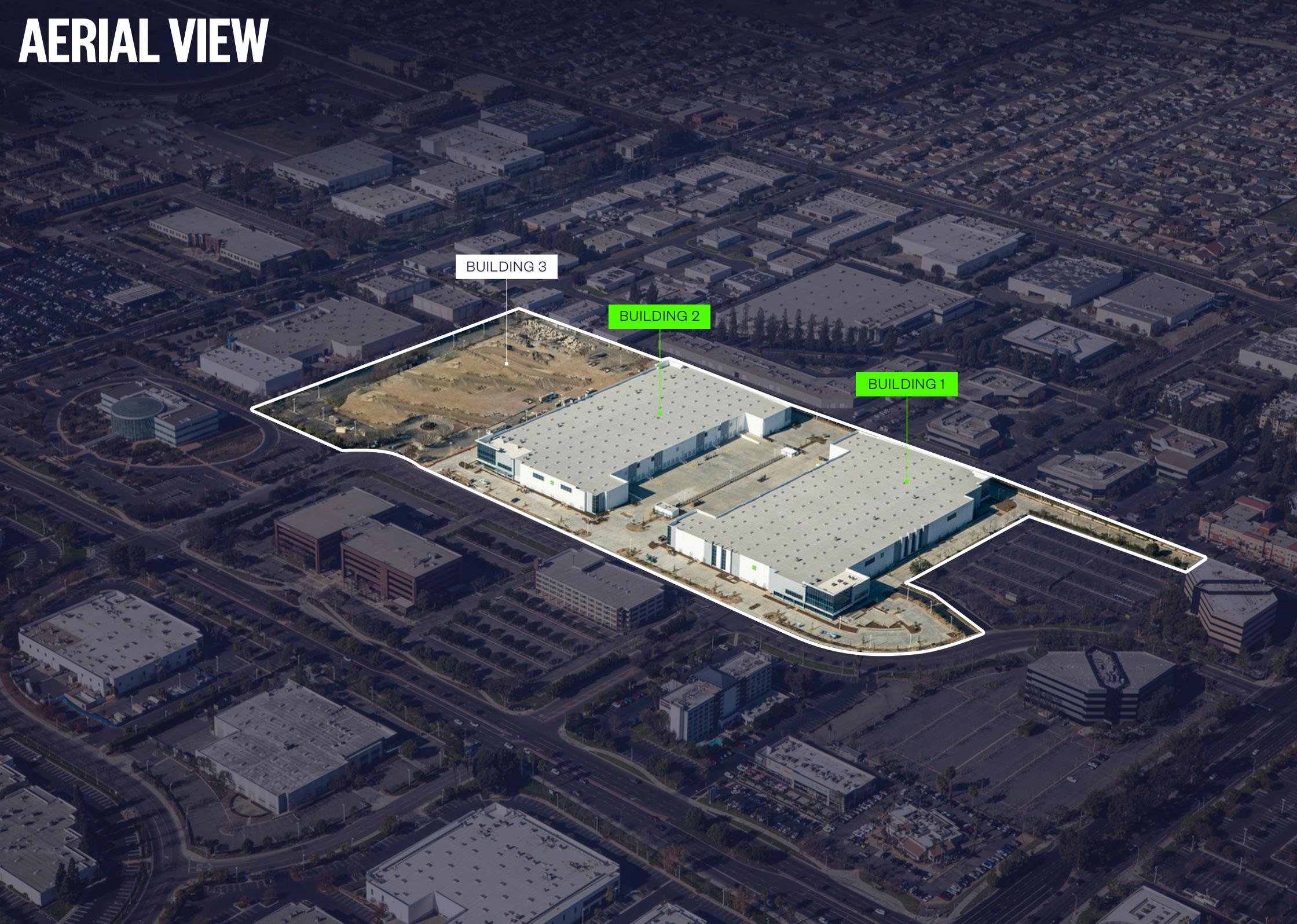
Benefit from proximity to Long Beach and Los Angeles airports and ports

STRATEGIC LOCATION

Enjoy fast access to the 605 freeway, just 3 miles from the site

¹Source Esri and Michael Bauer Research, 2025

AERIAL VIEW



BUILDING 3

BUILDING 2

BUILDING 1

DESIGNED FOR FLEXIBILITY



SPECIFICATION



4,000
amp switchgear



458
auto parking stalls



36FT
clear internal height



135FT
truck court depth

- + Power: 4000 amps switchgear, 2000 amps meter section
- + 25 dock doors per building
- + Secured yard
- + 2 grade level doors per building
- + Solar ready roof
- + 389,809 sqft total for building 1 and 2 available
- + 23 Level 2 EV chargers installed, infrastructure to add more
- + Conduits in place for additional EV chargers
- + LEED Gold Certified building
- + Flat Floors to support automation

SITE PLAN

GCC Cypress Building 1

5885 Plaza Drive,
Cypress CA

	sq ft	sq m
Warehouse	194,355	18,056
Office 1st Floor	5,222	485
Office 2nd Floor	4,888	454
TOTAL	204,465	18,995

GCC Cypress Building 2

5755 Plaza Drive,
Cypress CA

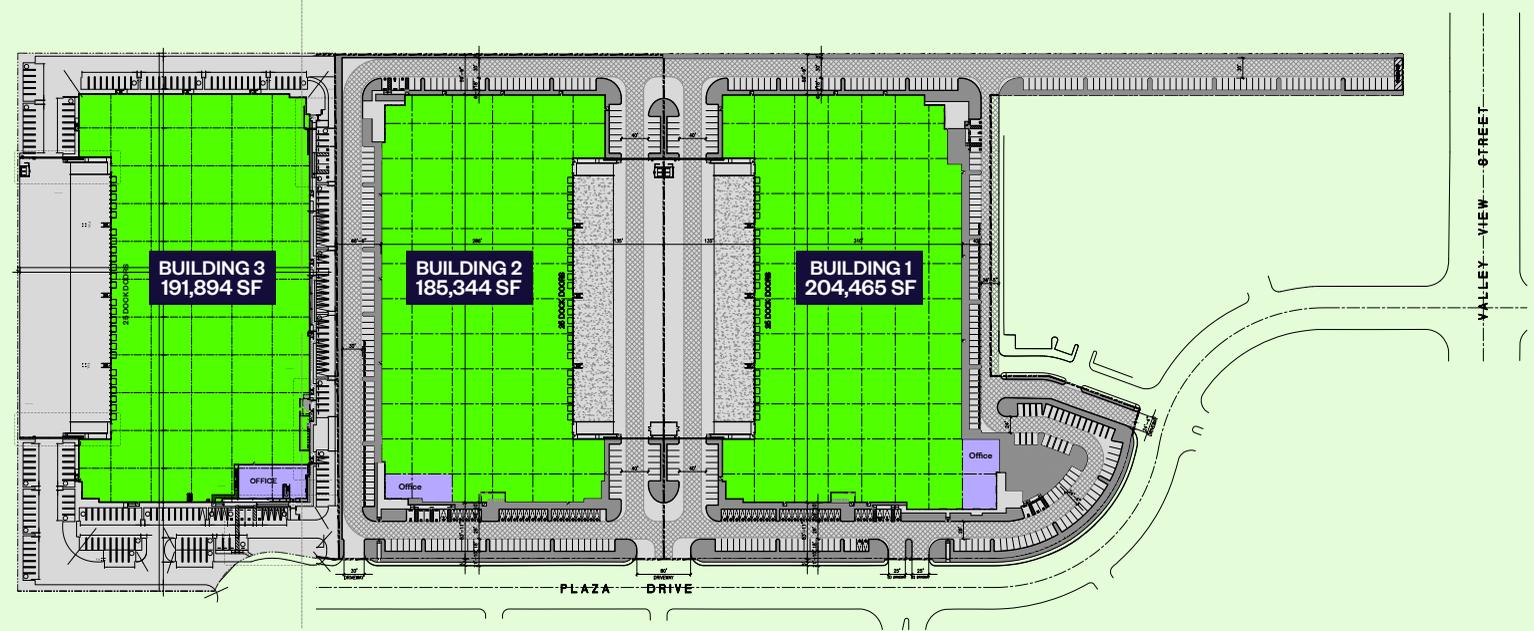
	sq ft	sq m
Warehouse	175,011	16,259
Office 1st Floor	5,184	481
Office 2nd Floor	5,149	478
TOTAL	185,344	17,219

GCC Cypress Building 3

5665 Plaza Drive,
Cypress CA

	sq ft	sq m
TOTAL	191,894	17,827

Available Q1 2027
 Building may be modified to-suit prior to planned
 March 2026 construction start - opportunity
 for refrigeration or advanced manufacturing
 modifications



Warehouse space
 Office space

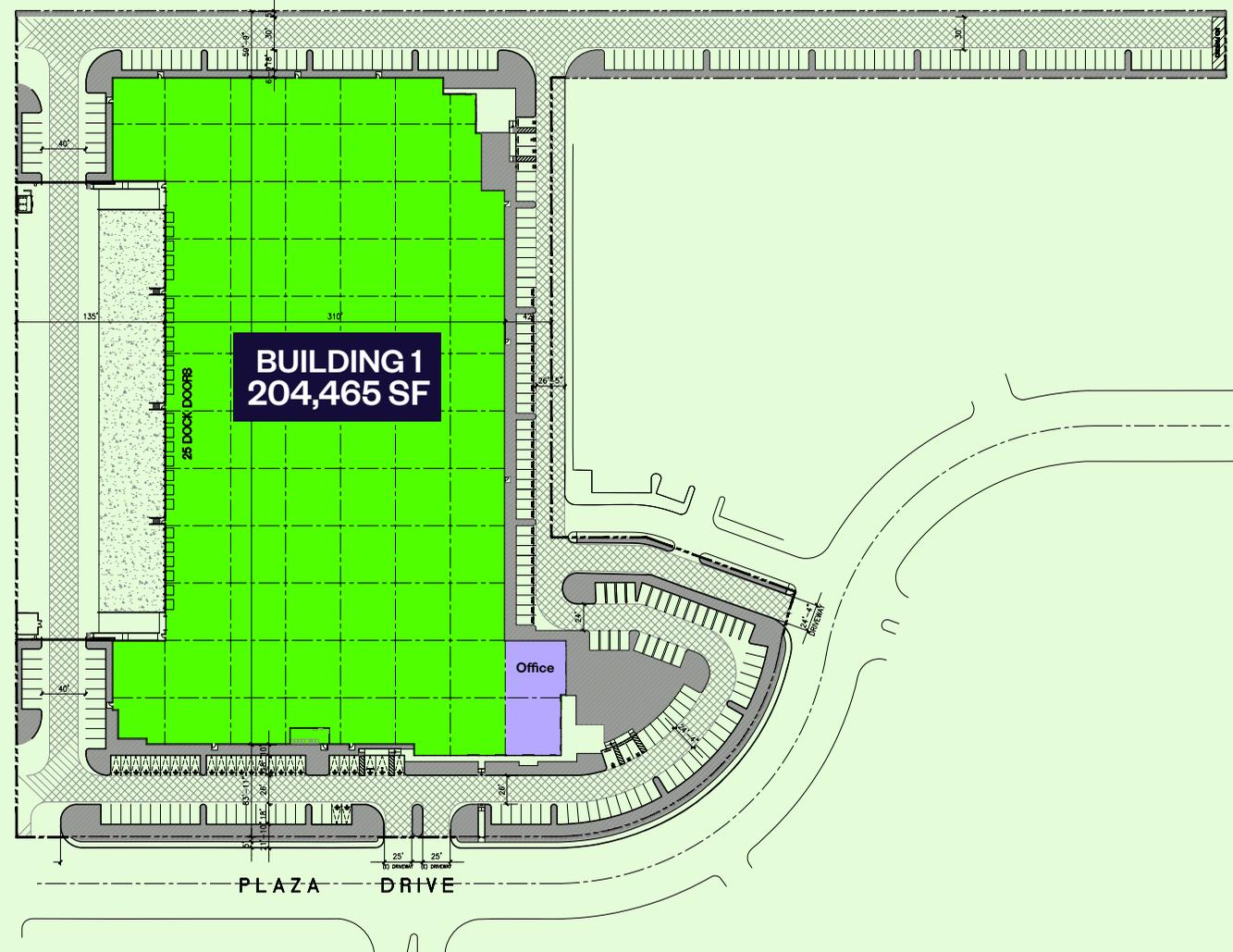
SITE PLAN

GCC Cypress Building 1

5885 Plaza Drive,
Cypress CA

	sq ft	sq m
Warehouse	194,355	18,056
Office 1st Floor	5,222	485
Office 2nd Floor	4,888	454
TOTAL	204,465	18,995

Warehouse Clear height	36'
Grade level doors	2
Dock high doors	25
Auto parking	279



■ Warehouse space
■ Office space

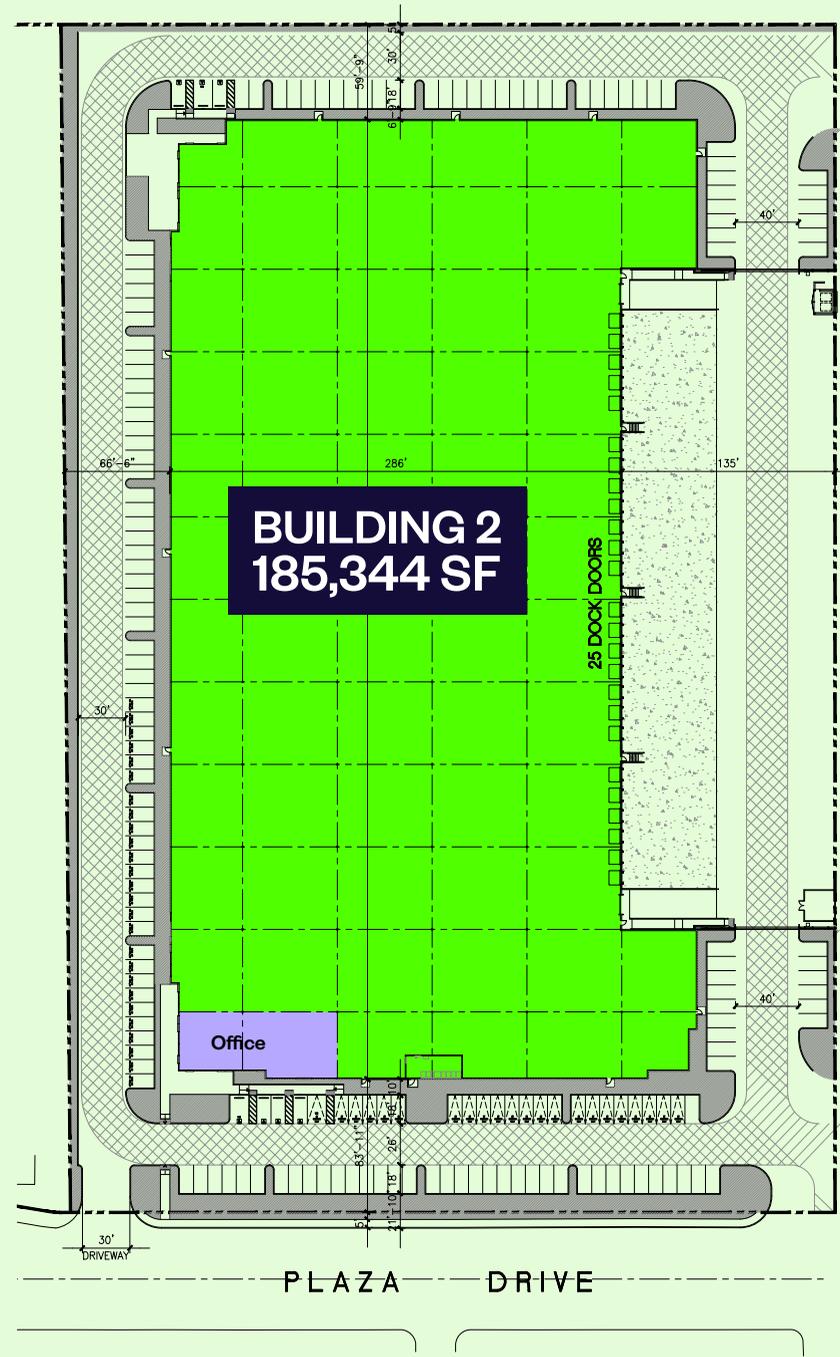
SITE PLAN

GCC Cypress Building 2

5755 Plaza Drive,
Cypress CA

	sq ft	sq m
Warehouse	175,011	16,259
Office 1st Floor	5,184	481
Office 2nd Floor	5,149	478
TOTAL	185,344	17,219

Warehouse Clear height	36'
Grade level doors	2
Dock high doors	25
Auto parking	179



- Warehouse space
- Office space

SITE PLAN

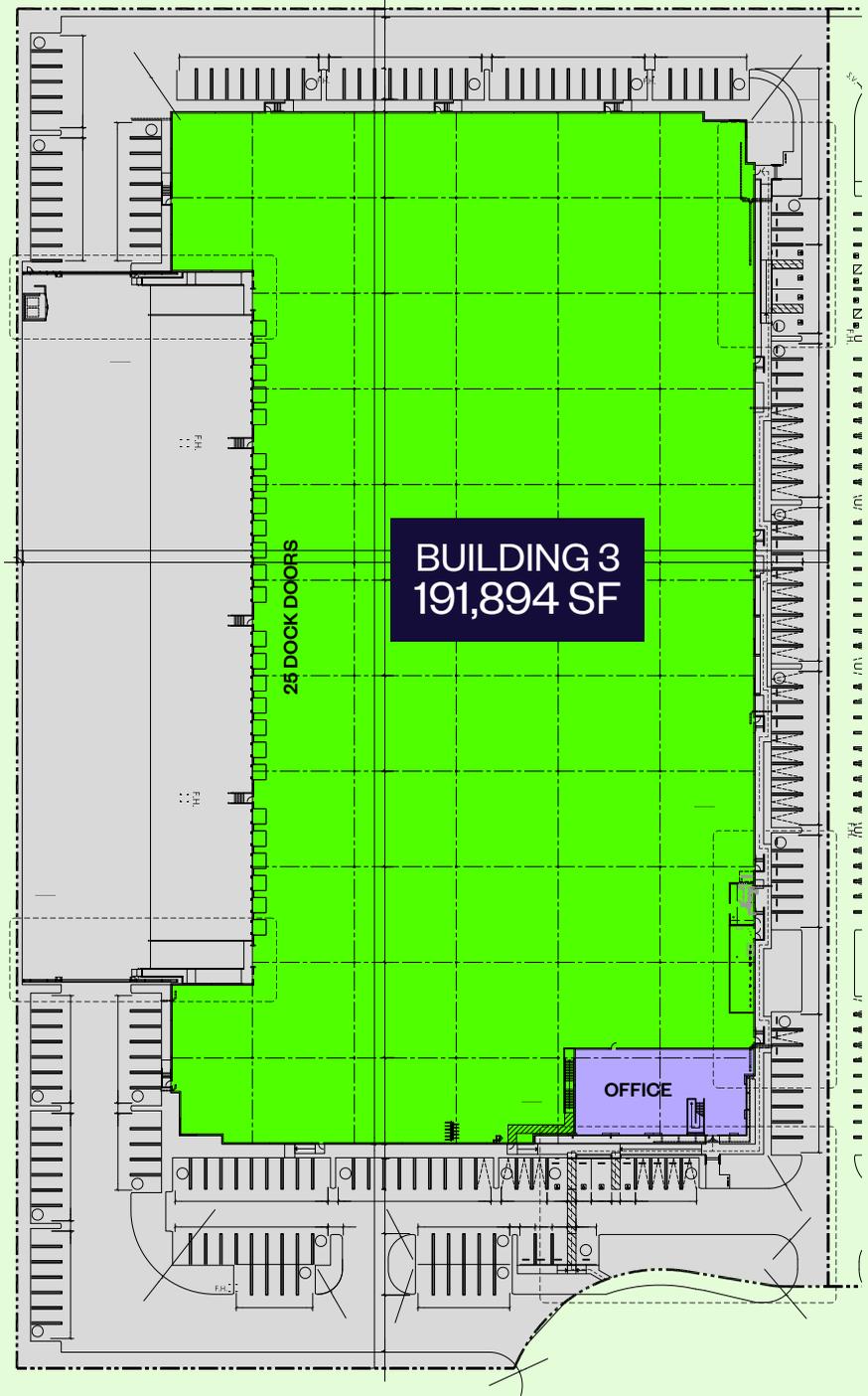
GCC Cypress Building 3

5665 Plaza Drive,
Cypress CA

	sq ft	sq m
TOTAL	191,894	17,827

Dock high doors	25
Auto parking	206

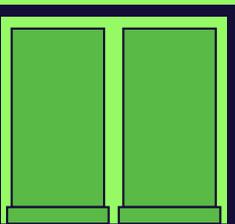
Available Q1 2027
Building may be modified to-suit prior to planned
March 2026 construction start - opportunity
for refrigeration or advanced manufacturing
modifications



- Warehouse space
- Office space

RACKING PLAN BUILDING 1

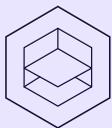
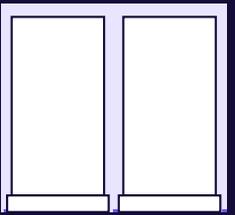
36'
CLEAR



21,600
PALLETS

20%
MORE
THAN 32'

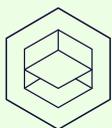
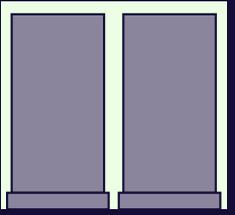
32'
CLEAR



17,937
PALLETS

51%
MORE
THAN 24'

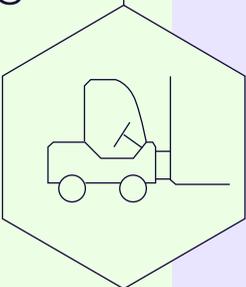
24'
CLEAR



14,274
PALLETS

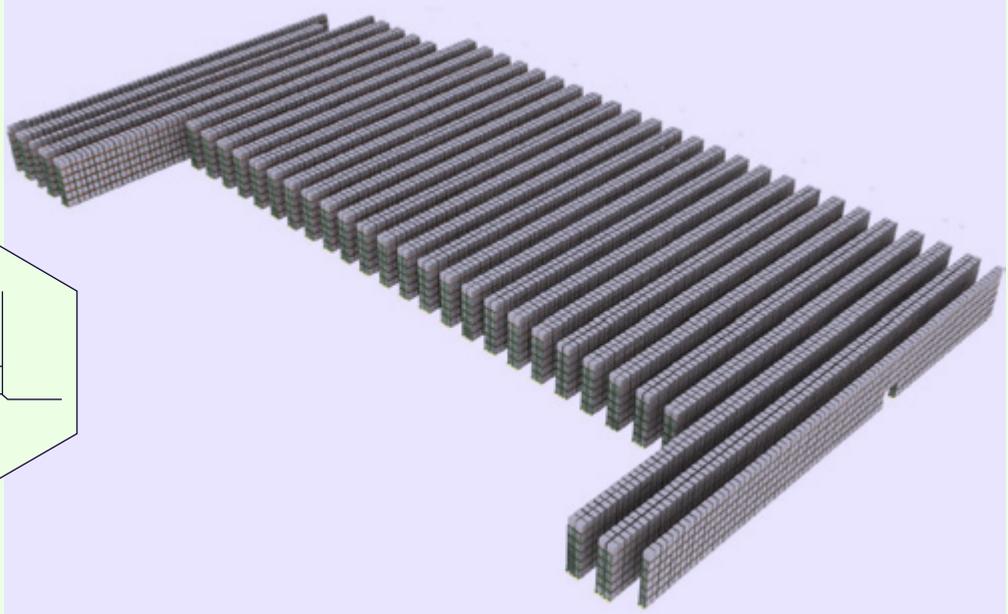
ASSUMPTIONS

5'
PALLETS



5'8"
RACK OPENING
BEAM TO BEAM

RACK LAYOUT ISO VIEW



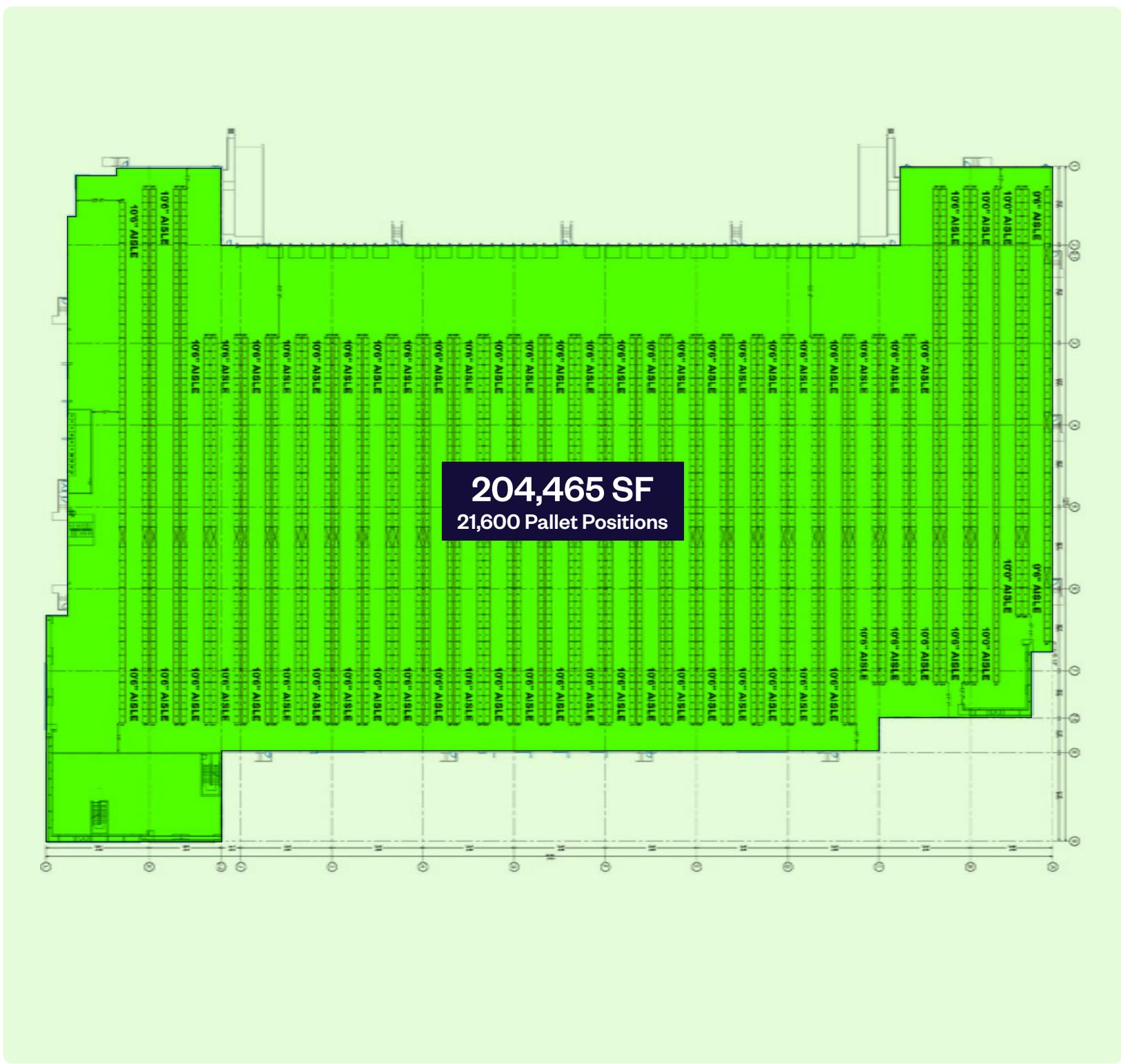
5'-8"

5'

DRAFT RACKING PLAN BUILDING 1

Assumptions	5' Pallets	5' 8" Rack Opening Beam to Beam
-------------	------------	---------------------------------

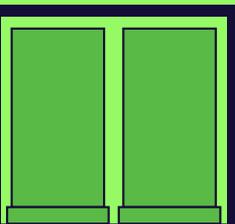
	sq ft	# of Pallet positions
36' Clear	204,456	21,600
32' Clear	204,456	17,937
24' Clear	204,456	14,274



204,465 SF
21,600 Pallet Positions

RACKING PLAN BUILDING 2

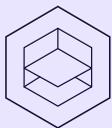
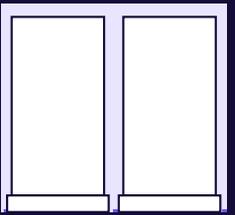
36'
CLEAR



20,076
PALLET

20%
MORE
THAN 32'

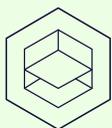
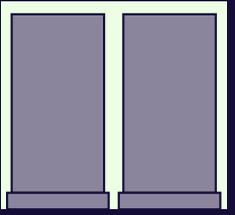
32'
CLEAR



16,665
PALLET

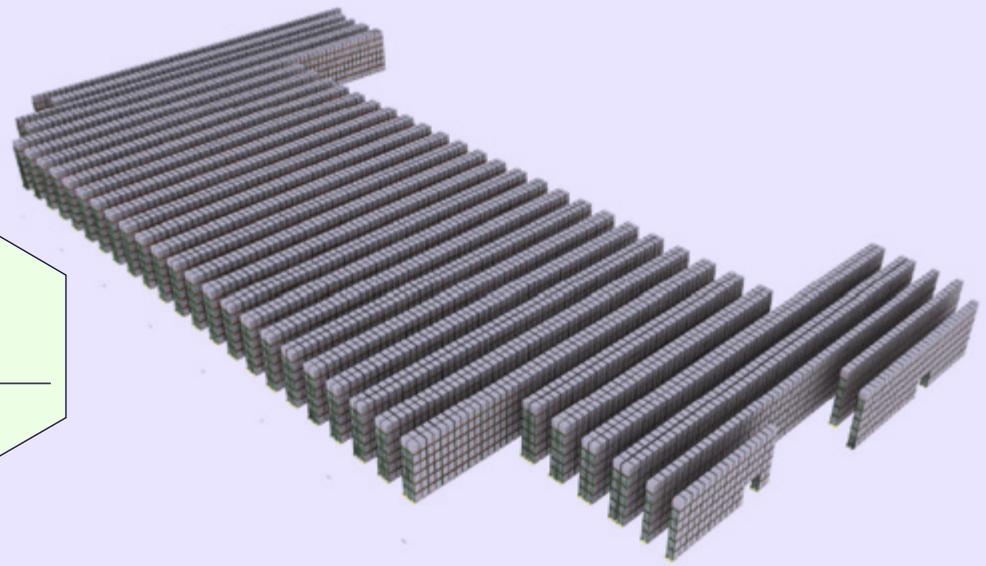
51%
MORE
THAN 24'

24'
CLEAR



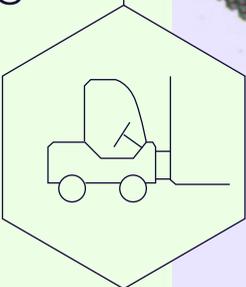
13,254
PALLET

RACK LAYOUT ISO VIEW



ASSUMPTIONS

5'
PALLET



5'8"
RACK OPENING
BEAM TO BEAM

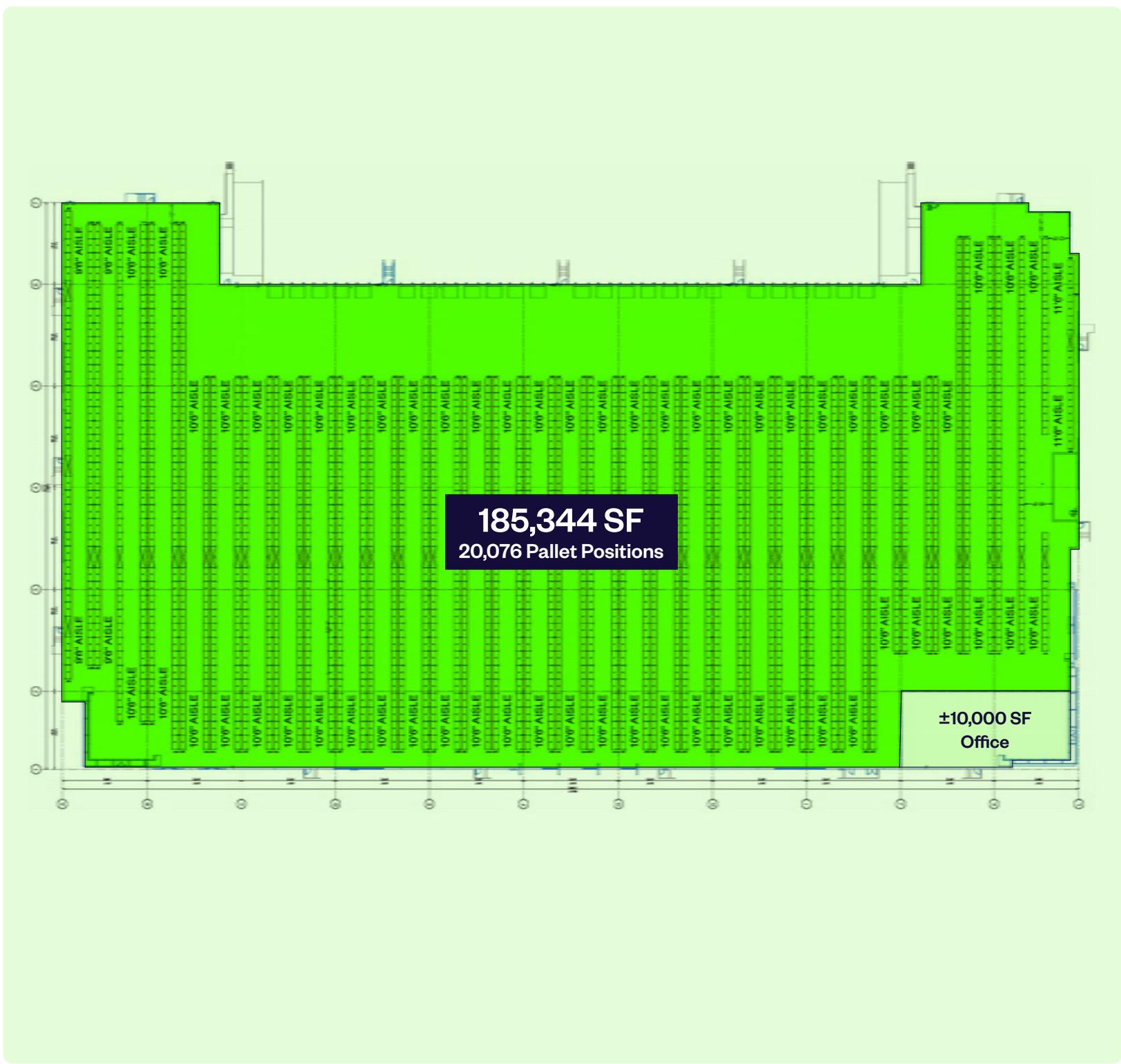
5'-8"

5'

DRAFT RACKING PLAN BUILDING 2

Assumptions	5' Pallets	5' 8" Rack Opening Beam to Beam
-------------	------------	---------------------------------

	sq ft	# of Pallet positions
36' Clear	185,344	20,076
32' Clear	185,344	16,665
24' Clear	185,344	13,254



185,344 SF
20,076 Pallet Positions

±10,000 SF
Office

- Warehouse space
- Office space



ROAD

605 freeway	3 miles
405 freeway	3 miles
SR 91 freeway	3.5 miles



PORTS

Port of Los Angeles / Long Beach	20 miles
----------------------------------	----------



AIRPORTS

Long Beach Airport	7 miles
Los Angeles International Airport	30 miles



LOCATION

5665-5885 Plaza Drive,
Cypress CA 90630

Customers enjoy excellent freeway connectivity to key routes, with direct access to the 405, 91, and 605 Freeways.

The Goodman Commerce Center Cypress benefits from superior site access and is strategically located in Northwestern Orange County, offering a cutting-edge environment for businesses with state-of-the-art, flexible, and LEED Gold-certified sustainable spaces.

AMENITIES

Located in northwest Orange County, the commerce center benefits from a wide range of food and beverage outlets along with hotels and other leisure facilities.



HOTELS

Courtyard by Marriot, Hyatt House, Residence Inn and Hampton Inn



FOOD AND BEVERAGE

Katella Bakery, Blackdot Coffee, Uroko cafe, Board & Brew, The Kebab Shop, Red Robin, El Torito, Olive Garden and more



GROCERY SHOPS

Costco, Trader Joes, Stater Bros, Vons and Target

CONTACT US



ENQUIRE NOW

Blair Dahl
VP Entitlements & Construction,
Southwest
blair.dahl@goodman.com
949 407 0118

CBRE

Ben Seybold
License #: 01081310
ben.seybold@cbre.com
714 371 9233

Sean Ward
License #: 01415499
sean.ward@cbre.com
714 371 9222

us.goodman.com

This document has been prepared by Goodman North America LLC for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. You should obtain your own independent advice before making any decisions about the property referred to in this document. Images contained in this document have been used to enable the customer to visualise the development concepts only, and are not intended to definitively represent the final product. March 2026 us.goodman.com