

±25,990 SF R&D/FLEX FOR LEASE

CBRE



10855 BUSINESS
CENTER
DRIVE



±25,990 SF
Available SF



15,000 to 22,100 SF
Office SF



1200 Amps
Power



4.1:1000
Parking Ratio



Two (2)
Grade Level Door

property overview

High-Image Corporate Industrial Facility

10855 Business Center Drive in Cypress presents a well-maintained, two-story Class B industrial/flex building with available 25,990 square feet, ideally designed for users seeking a blend of office and warehouse functionality. Built in 1985, the property offers a professional corporate identity within a premier West Orange County industrial submarket.

Efficient Warehouse Capabilities

The property features a highly functional warehouse component designed to support a variety of operational needs, including distribution, light manufacturing, and R&D:

- › ±26-foot clear height for efficient vertical storage
- › Two (2) grade-level doors for flexible access
- › 1200-amp power supply

These features provide a balanced loading configuration suitable for streamlined operations and throughput efficiency.

Corporate Office Environment

The building includes a substantial, two-story office buildout designed to support executive and administrative functions, making it ideal for headquarters-style users. Its high-image presence enhances branding opportunities and creates a professional business environment.



Modern Building Features & Amenities

Tenants benefit from a range of building enhancements, including:

- › Controlled access and security system
- › Signage opportunities for corporate visibility
- › Integrated fire/life safety systems

These features contribute to both operational security and tenant comfort.

Strategic Industrial Location

Situated on approximately 3.5 acres of industrial-zoned land, the property offers excellent regional connectivity and proximity to major transportation corridors. This strategic location supports efficient distribution and employee accessibility throughout Southern California.

Ideal For:

- › Aerospace & defense users
- › Research & development (R&D) operations
- › Light manufacturing
- › Corporate warehouse/distribution

property highlights



25,990 SF

Total Available SF
(Part of Larger 68,760 SF Building)



15,000 to 22,100 SF

Office Square Footage



Industrial | R&D/Flex

Property Type | Sub-Type



4:1,000

Parking Ratio



Two (2)

Grade Level Doors



26'

Warehouse Clear



1200 Amps

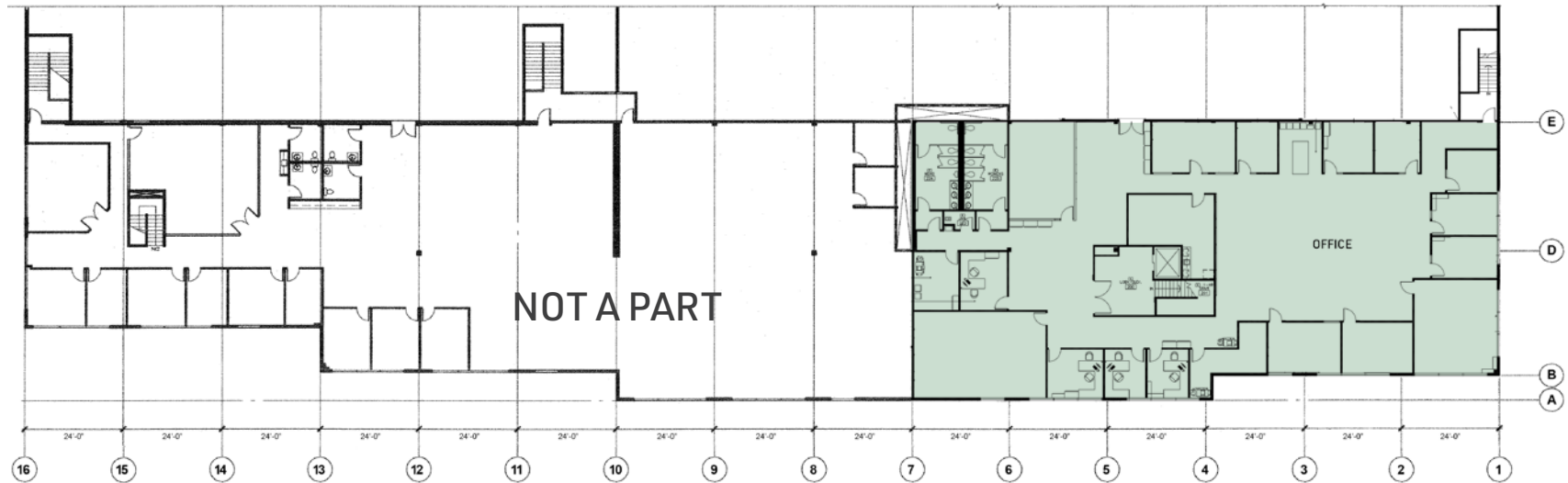
Power

10855
BUSINESS CENTER DRIVE

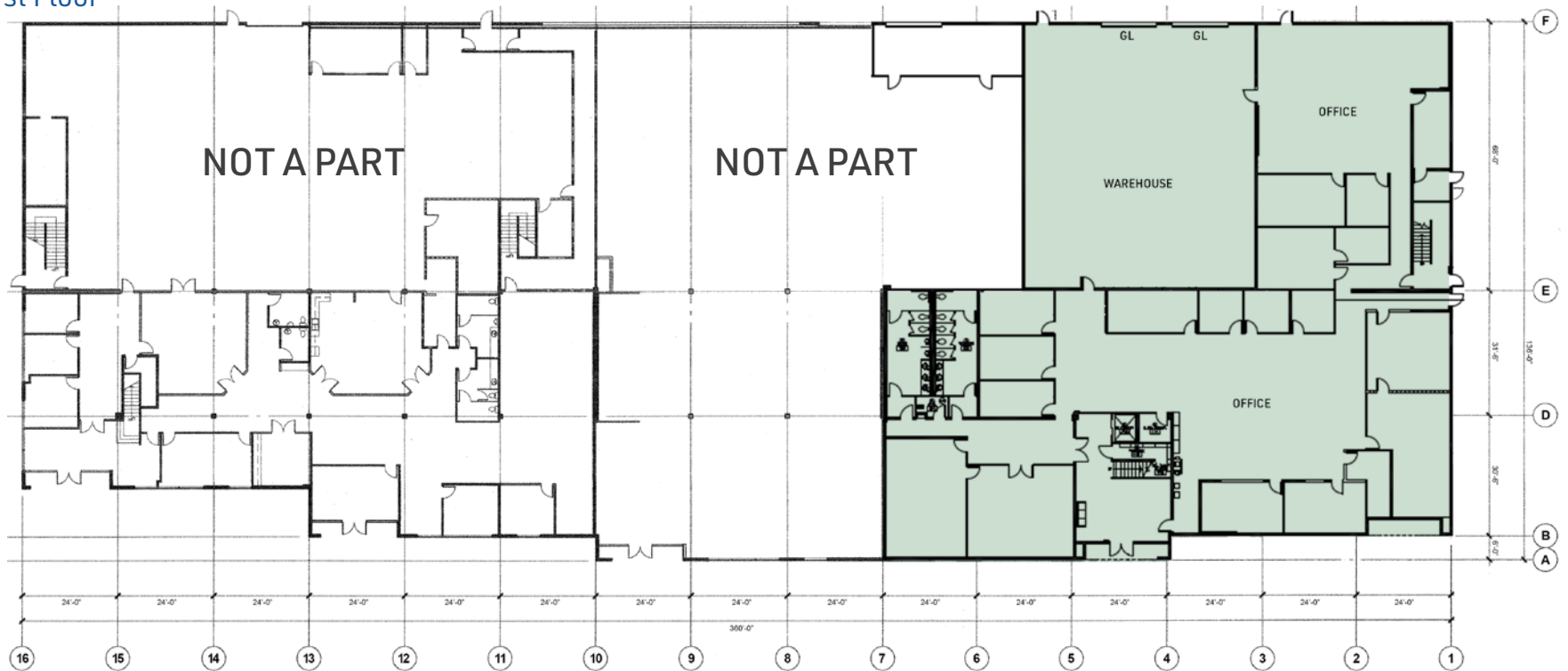
BUSINESS CENTER DRIVE

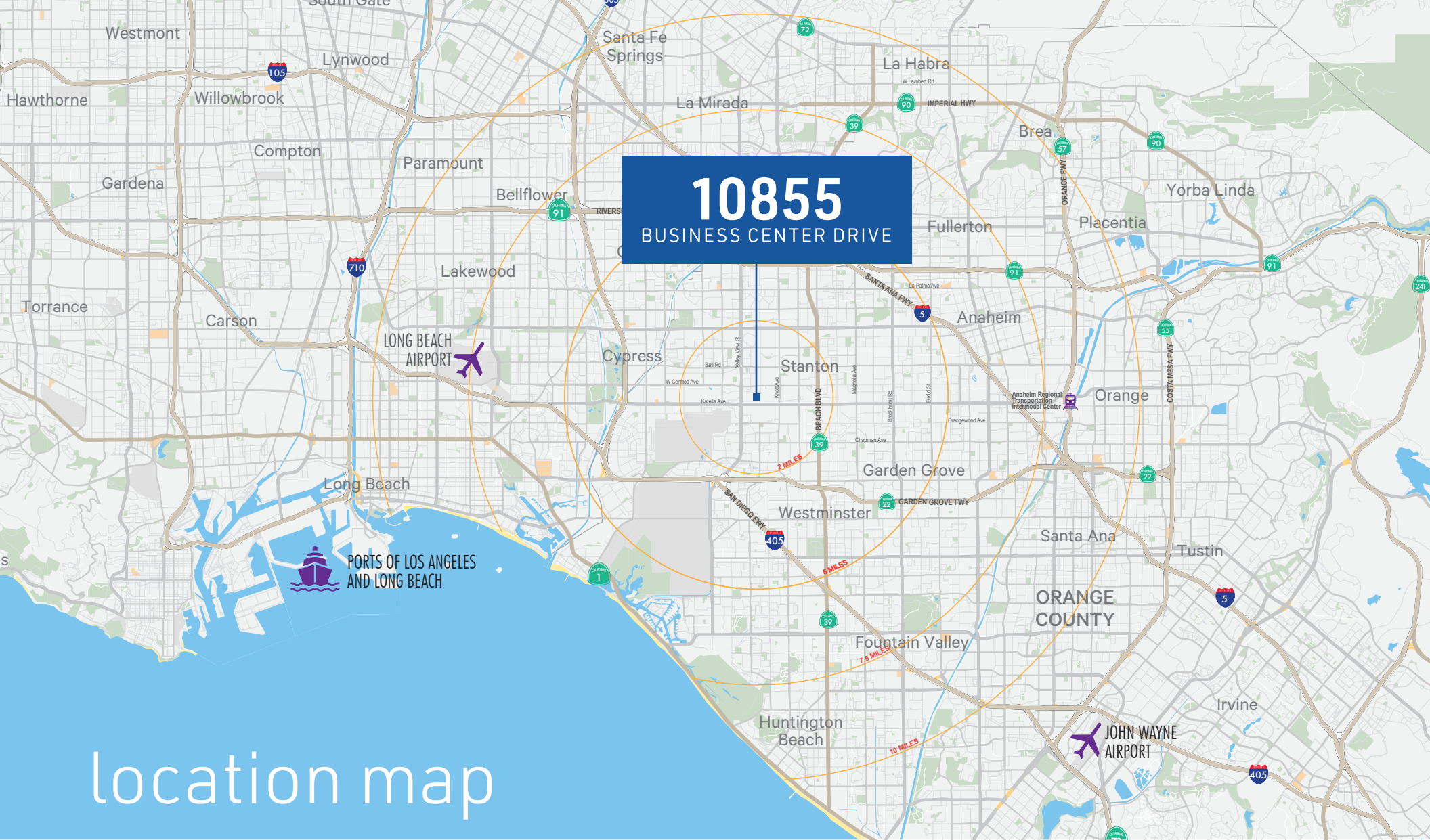
floor plans

Second Floor



First Floor





location map

10855
BUSINESS CENTER DRIVE, CYPRESS



10855

BUSINESS CENTER DRIVE

CYPRESS, CA

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