

CLASS 'A' • STATE OF THE ART • WAREHOUSE/DISTRIBUTION/E-COMMERCE

5560 Katella Avenue

±215,000 SF FOR LEASE

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

PROPERTY FEATURES



±215,000 Total Building SF



±24,000 SF 2-Story Office



±9.3 Acre Parcel



Four (4)
Grade Level Doors



Nineteen (19)
Dock High Loading Doors



ESFR Sprinklers



30' Minimum Clearance



Secure Truck Court



Power: 3,000 Amps,
277/480 Volts



Elevator Served



Seventeen (17)
Trailer Storage Stalls



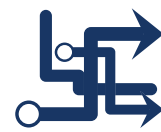
Skylights



236-Car Parking



Located in Cypress, at the
border of Los Angeles and
Orange County

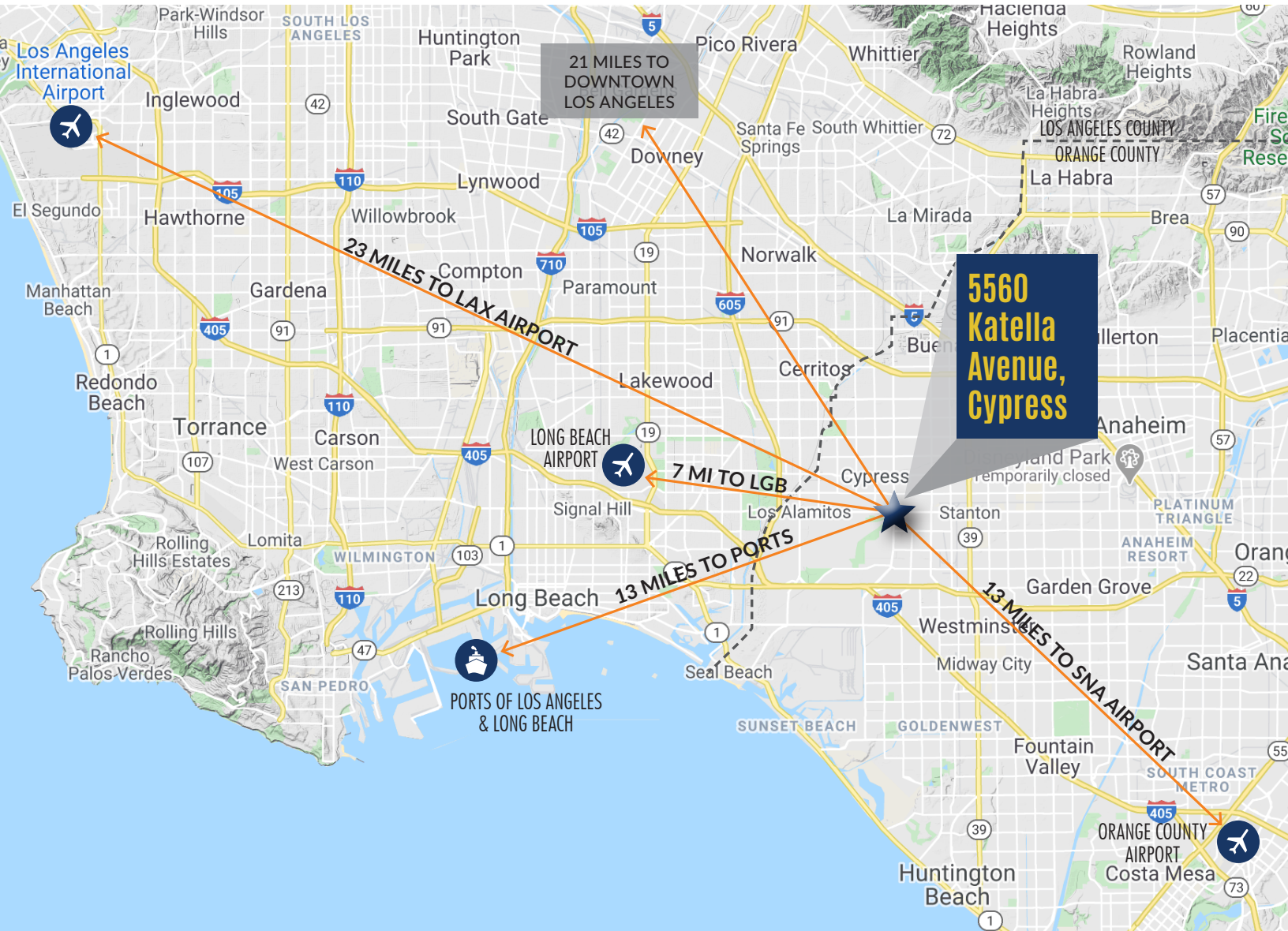


Close proximity to 405,
22 and 605 Freeways

5560 Katella Avenue



REGIONAL MAP



NEARBY RESTAURANTS

- | | | |
|------------------------|--------------------------|-------------------|
| California Fish Grill | The Habit Burger Grill | Red Robin Burgers |
| Chili's Grill & Bar | Joe's Gourmet Sandwiches | Rubio's |
| Chipotle Mexican Grill | Jimmy John's | Starbucks |
| El Torito | Olive Garden Italian | |
| Five Guys Burger | Panda Express | |

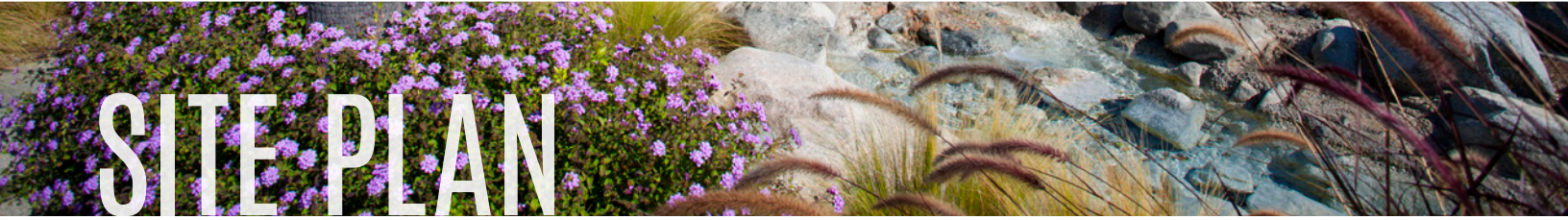
SHOPPING

- | | |
|----------------------------|----------------------|
| BevMo | Smart & Final Extra! |
| Costco Wholesale | Staples |
| Cypress Plaza Shopping Ctr | Stater Bros. Markets |
| Daiso | Target |
| Meridian Plaza | Tillys |

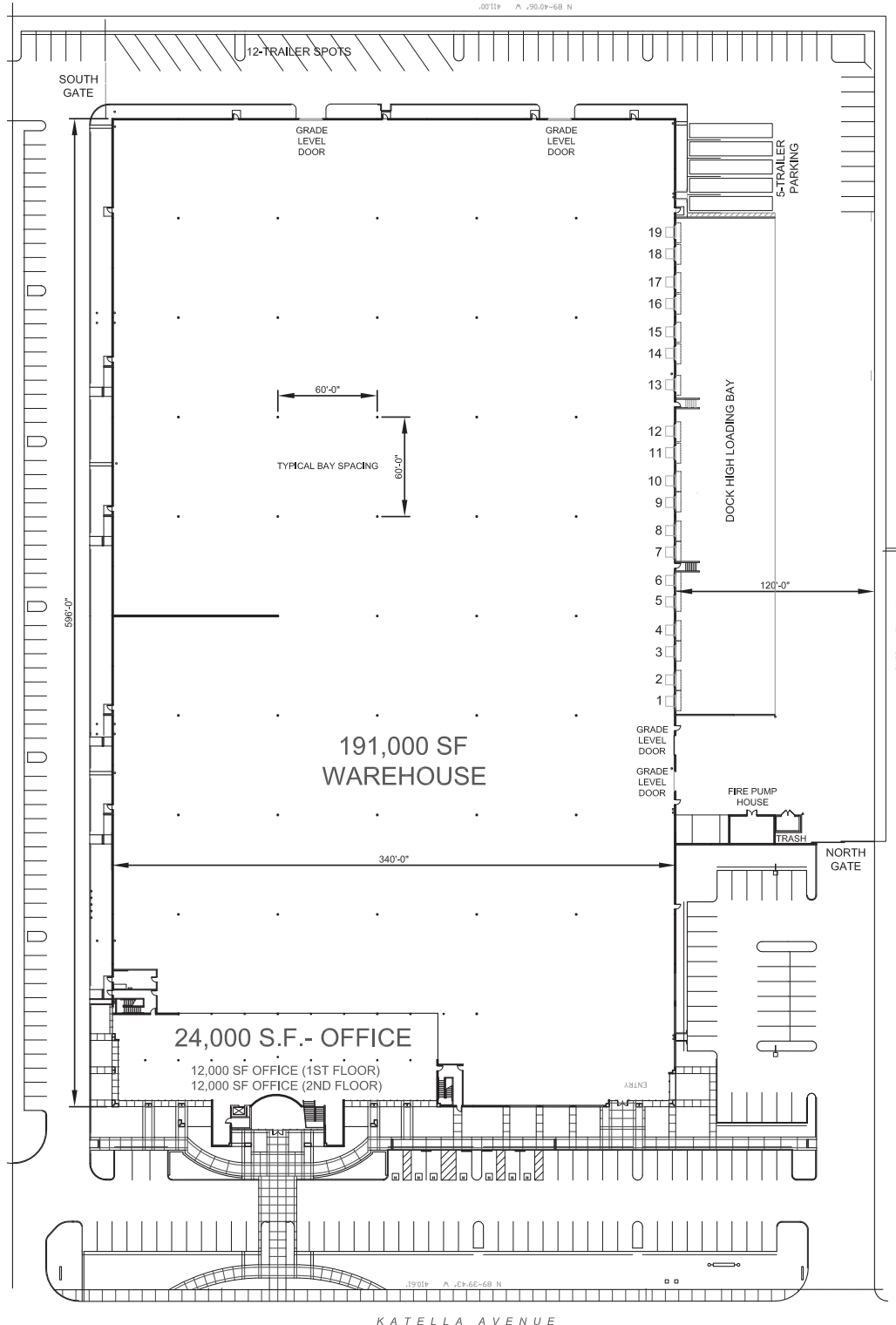
HOTELS/FITNESS CLUB

- | |
|---------------------------|
| Courtyard By Marriott |
| Hampton Inn |
| Hyatt House Cypress |
| Residence Inn By Marriott |
| 24 Hour Fitness |

5560 Katella Avenue

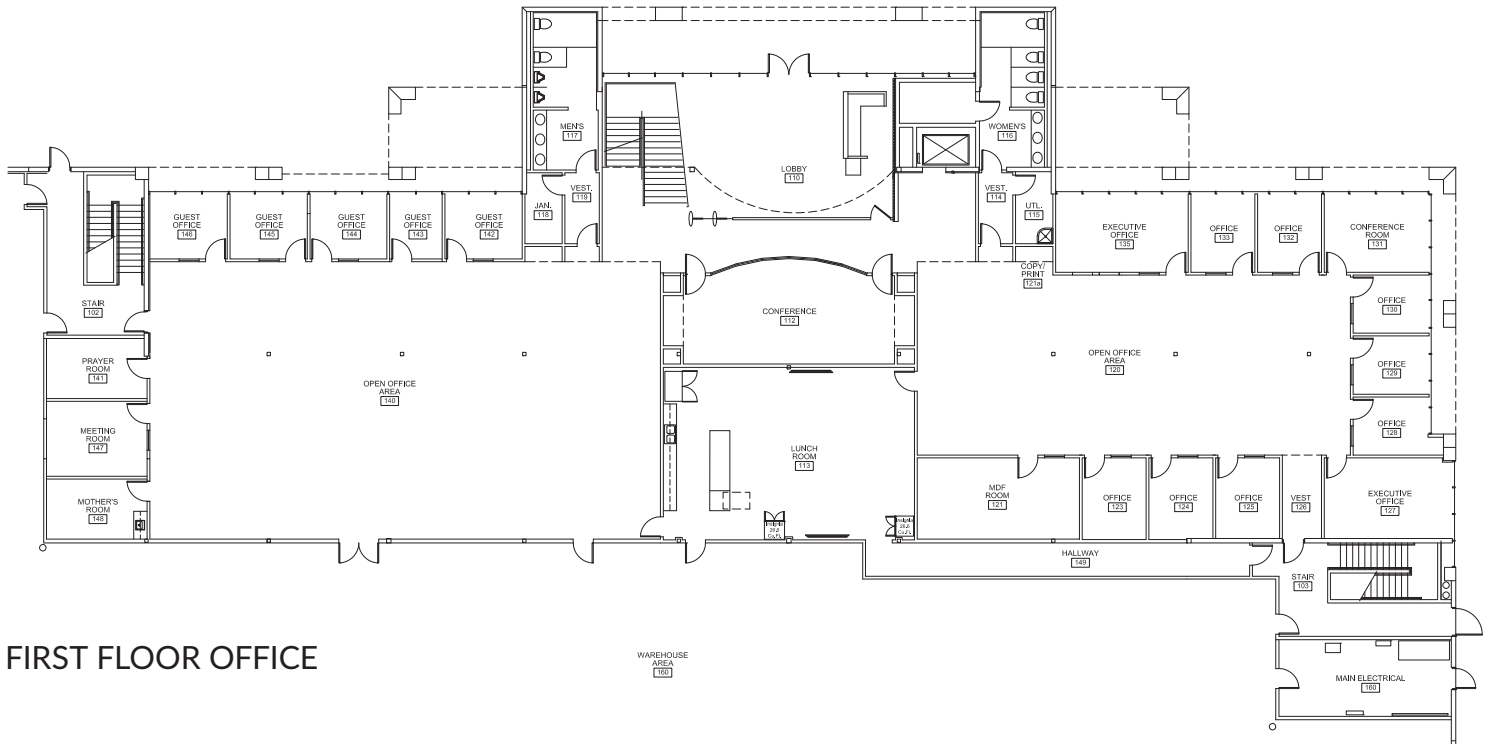


SITE PLAN

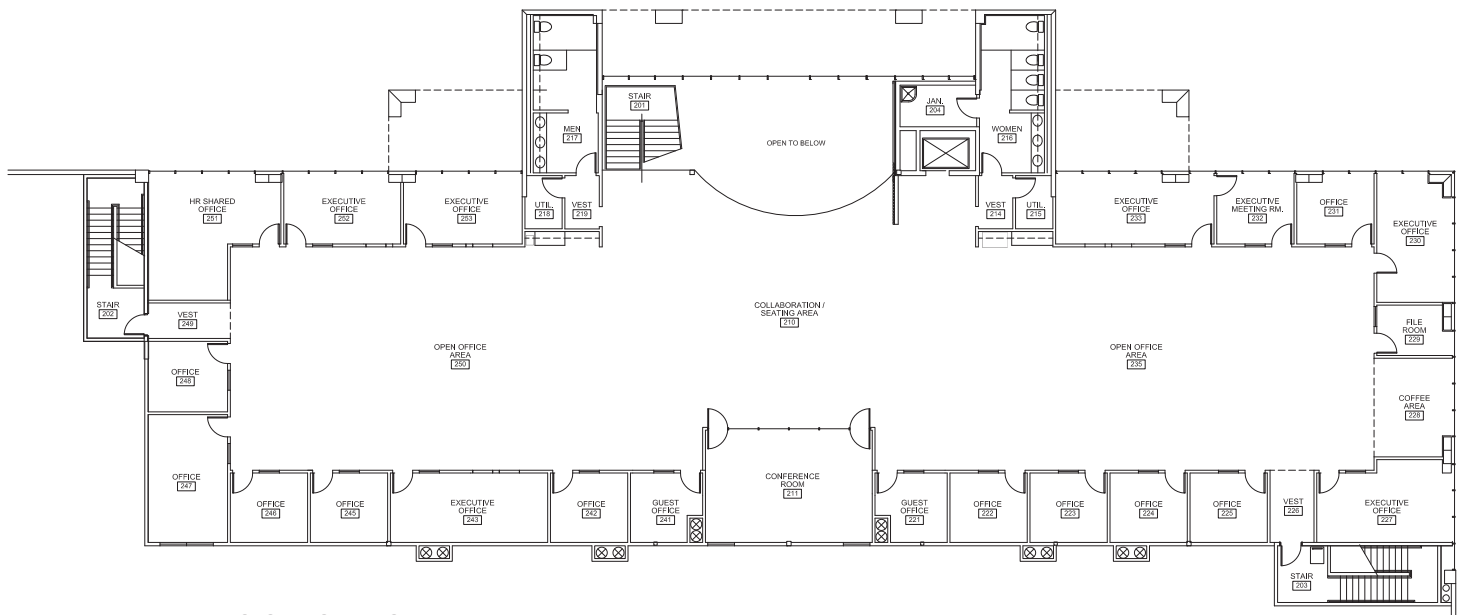




FLOOR PLANS



FIRST FLOOR OFFICE

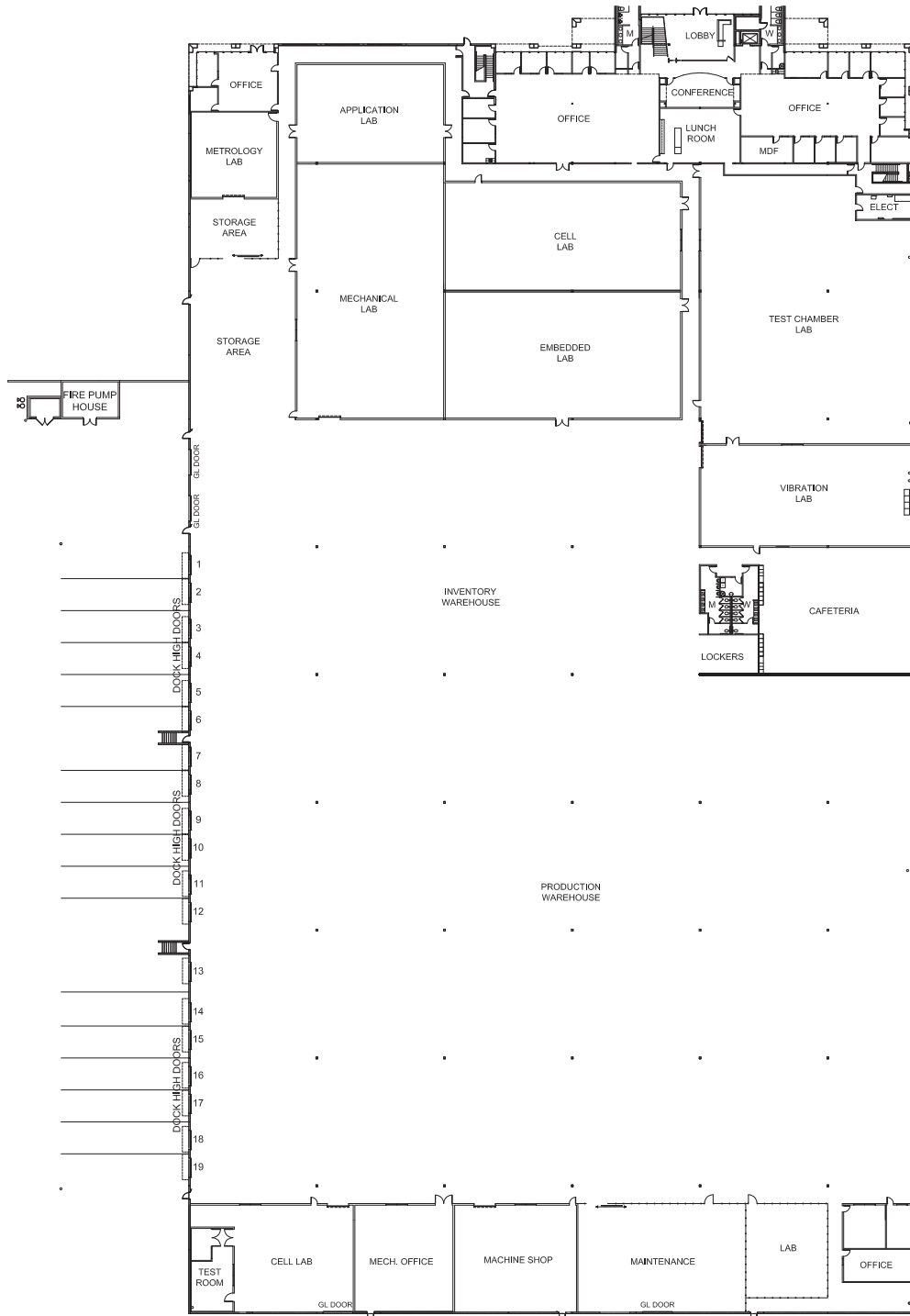


MEZZANINE FLOOR OFFICE

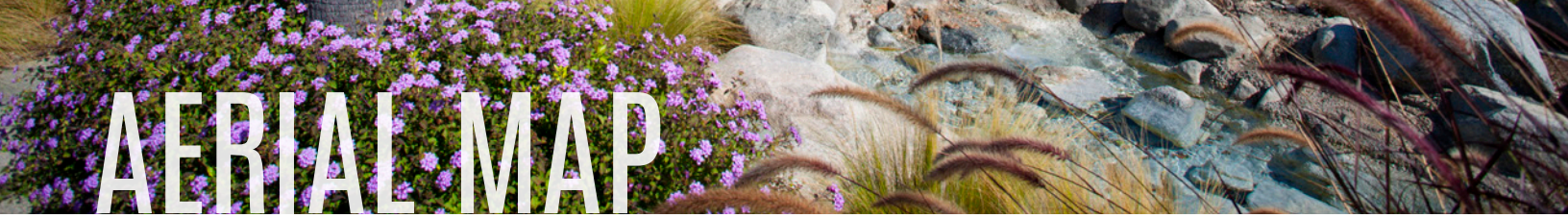


FLOOR PLANS

AS-BUILT LAYOUT SUBJECT TO REFURBISHMENT



5560 Katella Avenue



AERIAL MAP



CERRITOS AVENUE

VALLEY VIEW STREET

KNOTT AVENUE

KATELLA AVENUE

WALKER STREET



5560 KATELLA AVE
±215,000 SF AVAILABLE



5560 Katella Avenue

AERIAL MAP



© 2023 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\5560 Katella Avenue\5560 Katella _ Brochure _ v05AK.indd