

INDUSTRIAL / TECHNOLOGY BUILDING

±81,554 SF FOR LEASE

6100 Chip Avenue

CYPRESS :: CALIFORNIA



Another Quality Project By

WARLAND INVESTMENTS



FOR MORE INFORMATION OR TO ARRANGE A TOUR, PLEASE CONTACT:

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CBRE

PROPERTY FEATURES



±81,554 Total Building SF



±6,450 SF of Office



High Image, Free Standing
with Extensive Glass



Five (5)
Grade Level Doors



Six (6)
Dock High Loading Positions



.45/3,000 GPM
Fire Sprinkler System



21' Minimum Clearance
(verify)



Secure Truck Court
(Possible)



Power: 3000 Amps,
277/480 Volt, 3-Phase
Power (verify)



3.5:1000 Parking

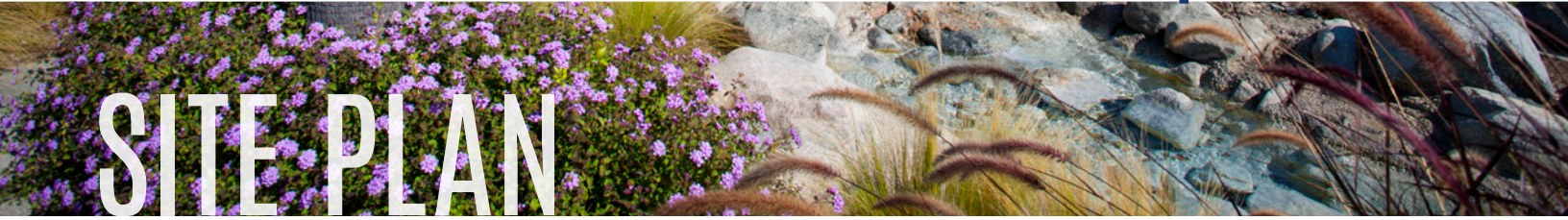


Strategic location serving
Orange County, LA County,
Ports of Long Beach
and Los Angeles

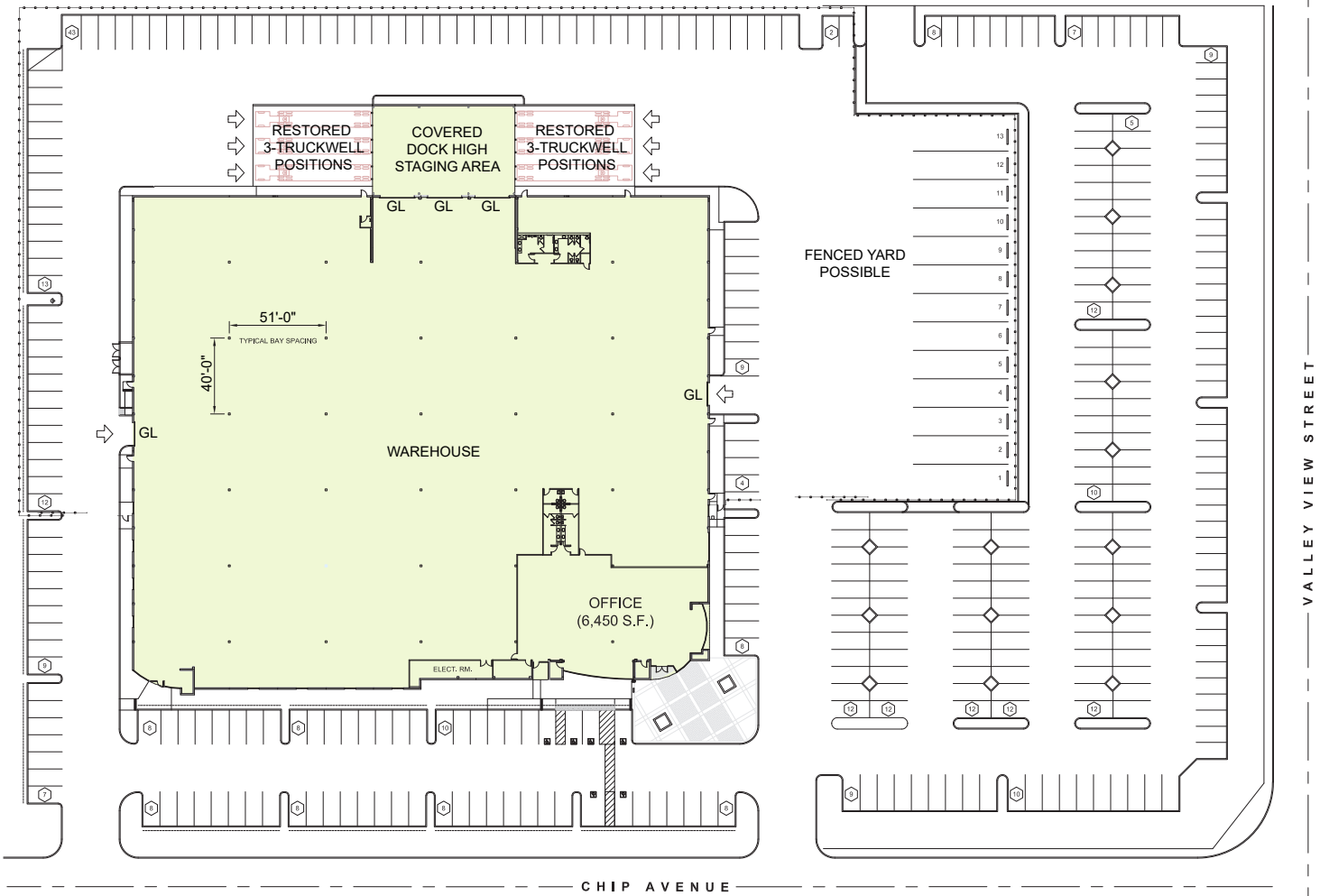


Close Proximity to
405, 22 and 605
Freeways

6100 Chip Avenue

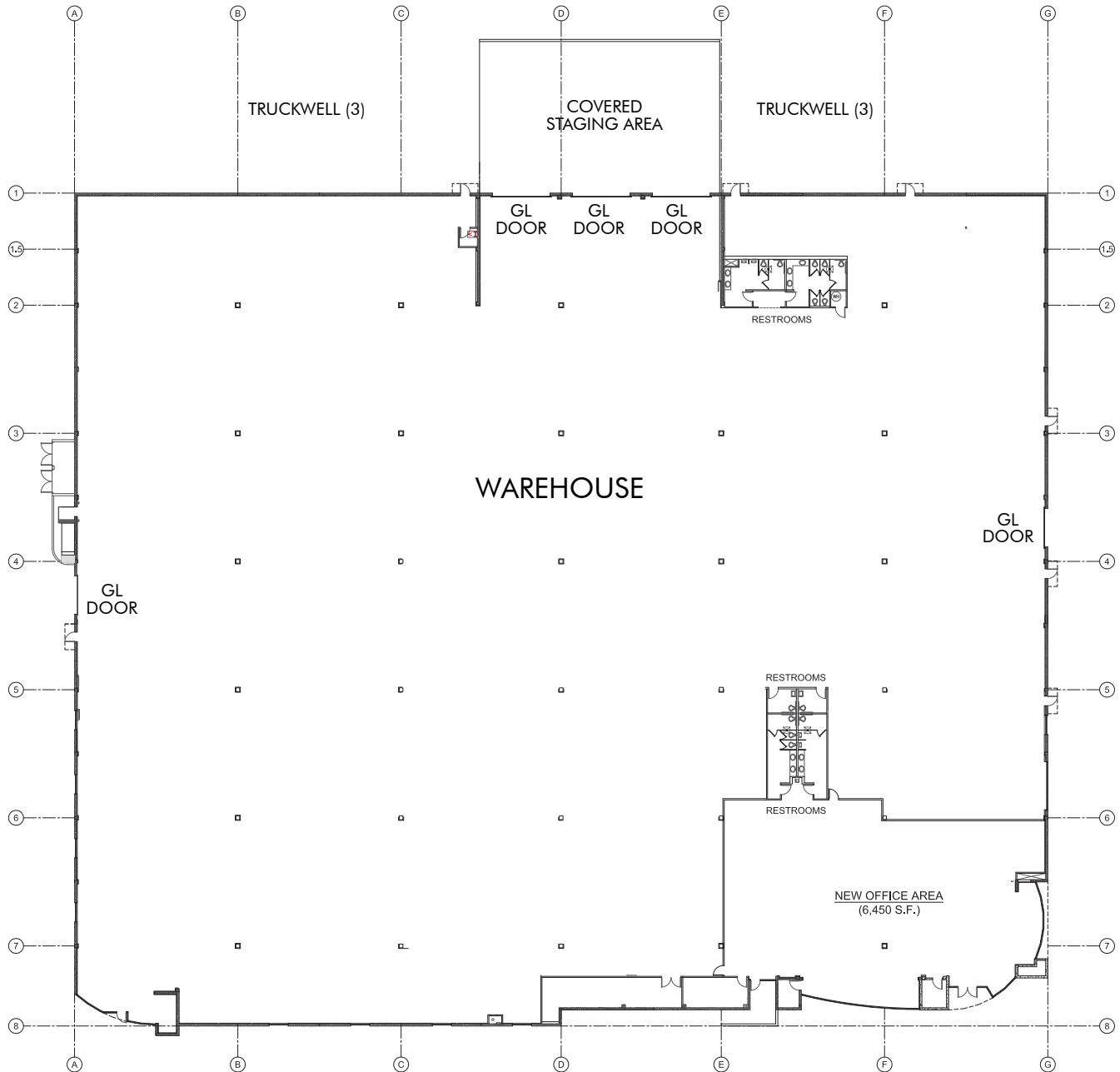


SITE PLAN





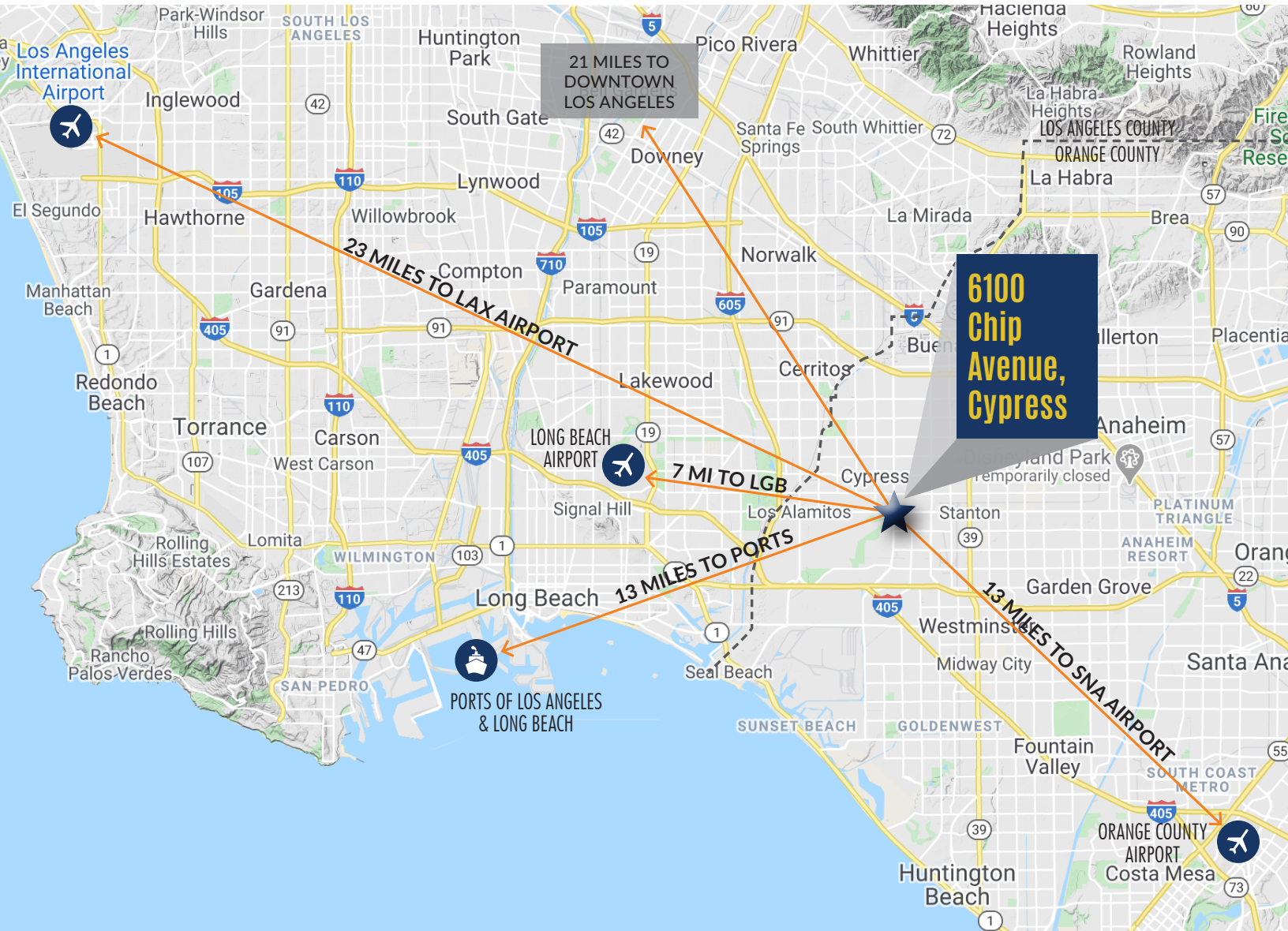
FLOOR PLANS



6100 Chip Avenue



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

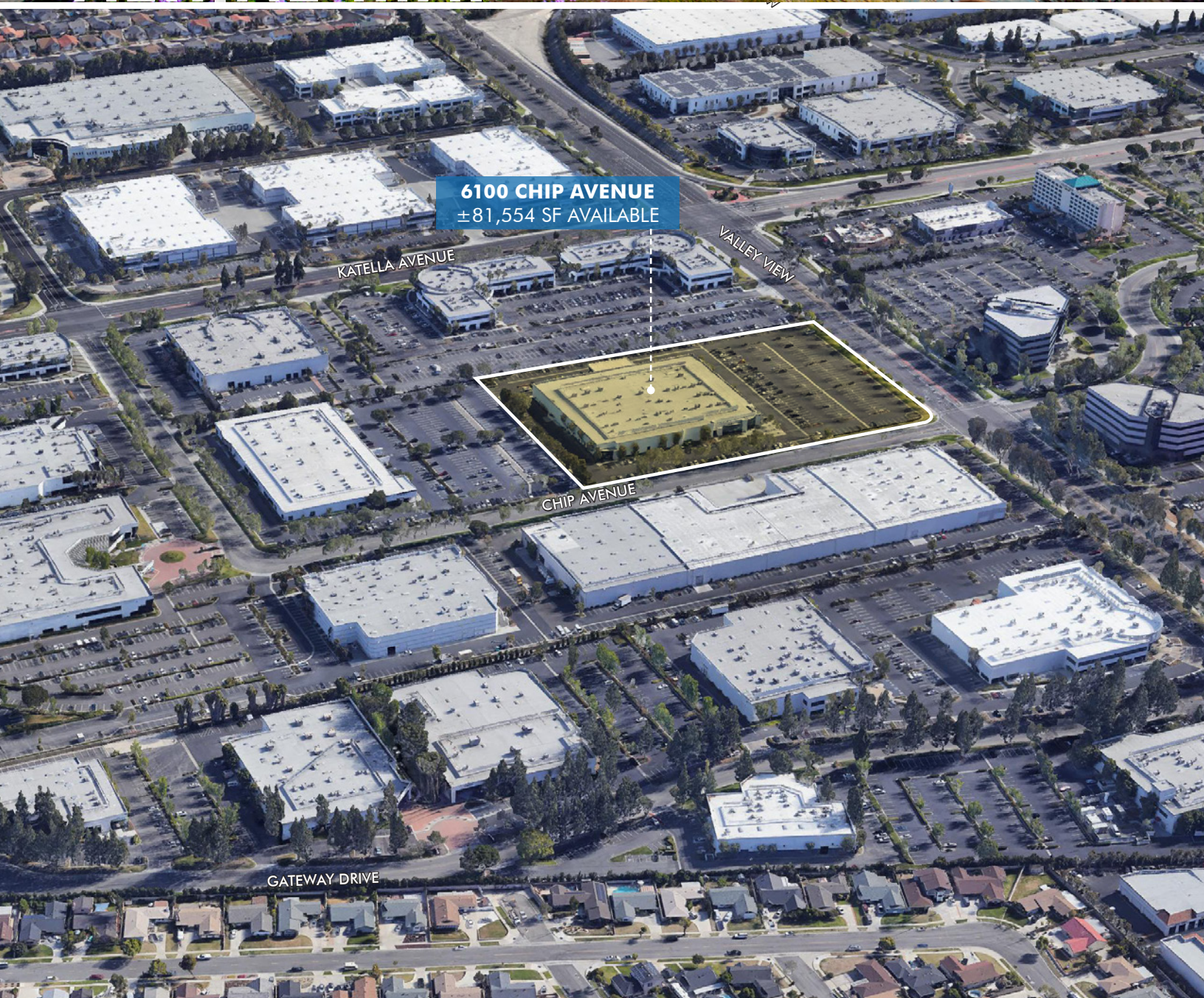
- | | |
|----------------------|---------------------|
| BevMo | Ross Dress For Less |
| Costco Wholesale | Staples |
| Daiso | Stater Bros. |
| Dollar Tree | Target |
| Smart & Final Extra! | Tillys |

HOTELS/FITNESS CLUB

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

6100 Chip Avenue

AERIAL MAP



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