HIGH IMAGE INDUSTRIAL/TECHNOLOGY

### ±128,224 SF FOR LEASE 10824 Hope Street CYPRESS :: CALIFORNIA



Another Quality Project By WARLAND INVESTMENTS

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±128,224 Building SF

Five (5) Dock High Positions



Three (3) Grade Level Loading Doors



Warehouse Expandable to ±55,000 SF



4000 Amps Power



24' Warehouse Clear



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

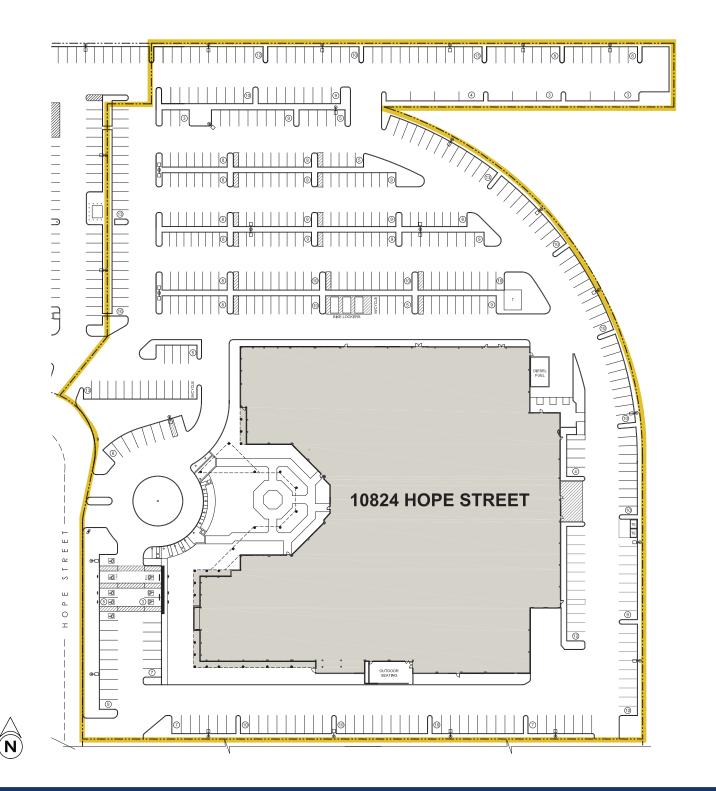


4:1,000 Parking Ratio



Close proximity to 405, 22 and 605 Freeways

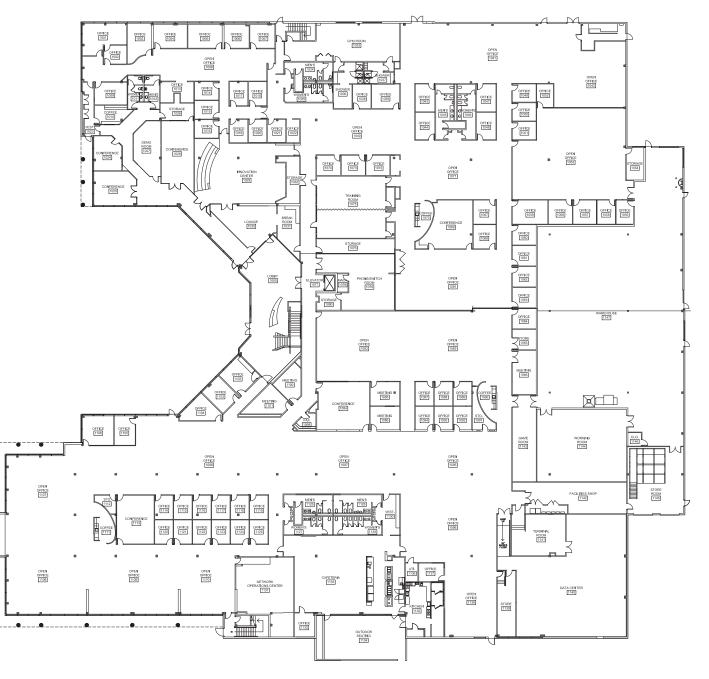




AS BUILT FLOOR PLANS

**FIRST FLOOR** 

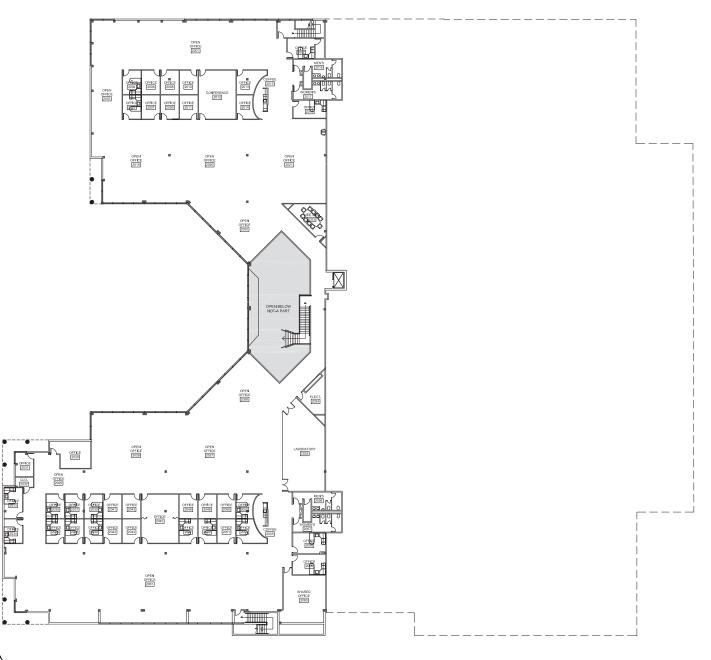
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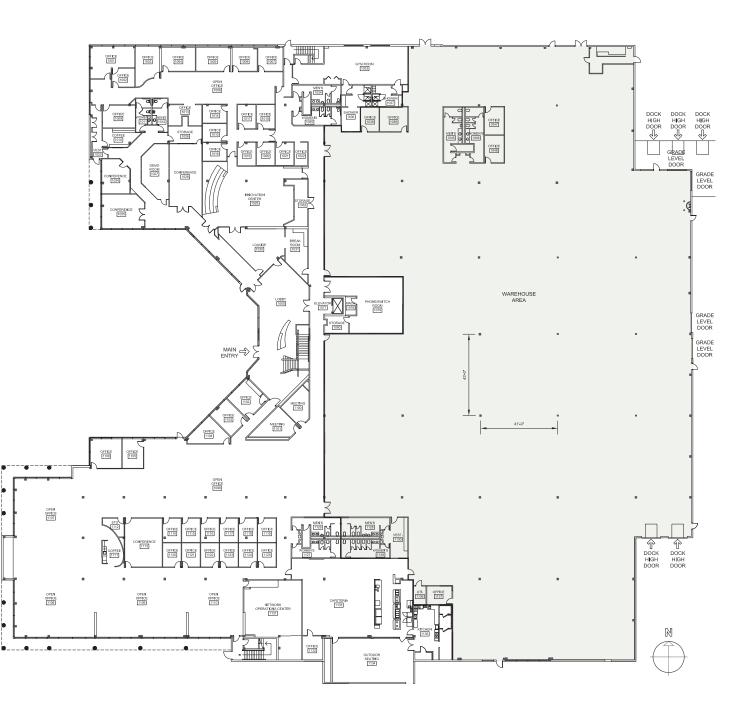
#### AS BUILT FLOOR PLANS

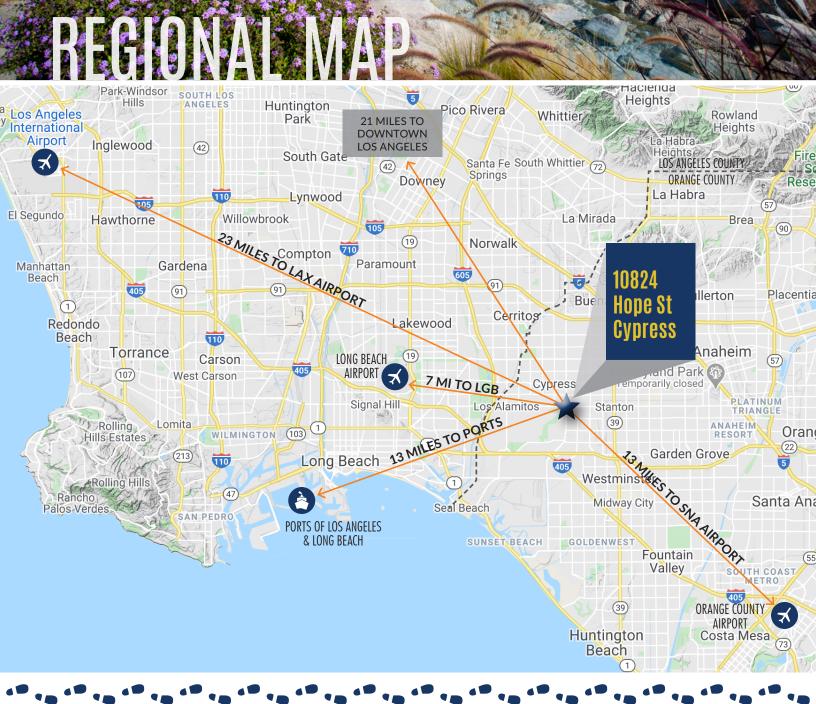
#### SECOND FLOOR

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CONCEPTUAL FIRST FLOOR PLAN (WITH ENHANCED WAREHOUSE)





**NEARBY RESTAURANTS** 

California Fish Grill Chilli's Grill & Bar Chipotle Mexican Grill El Torito Five Guys Burger The Habit Burger GrillRed Robin BurgersJoe's Gourmet SandwichesRubio'sJimmy John'sSombrero'sOlive Garden ItalianStarbucksPanda ExpressSuper Mex

#### SHOPPING

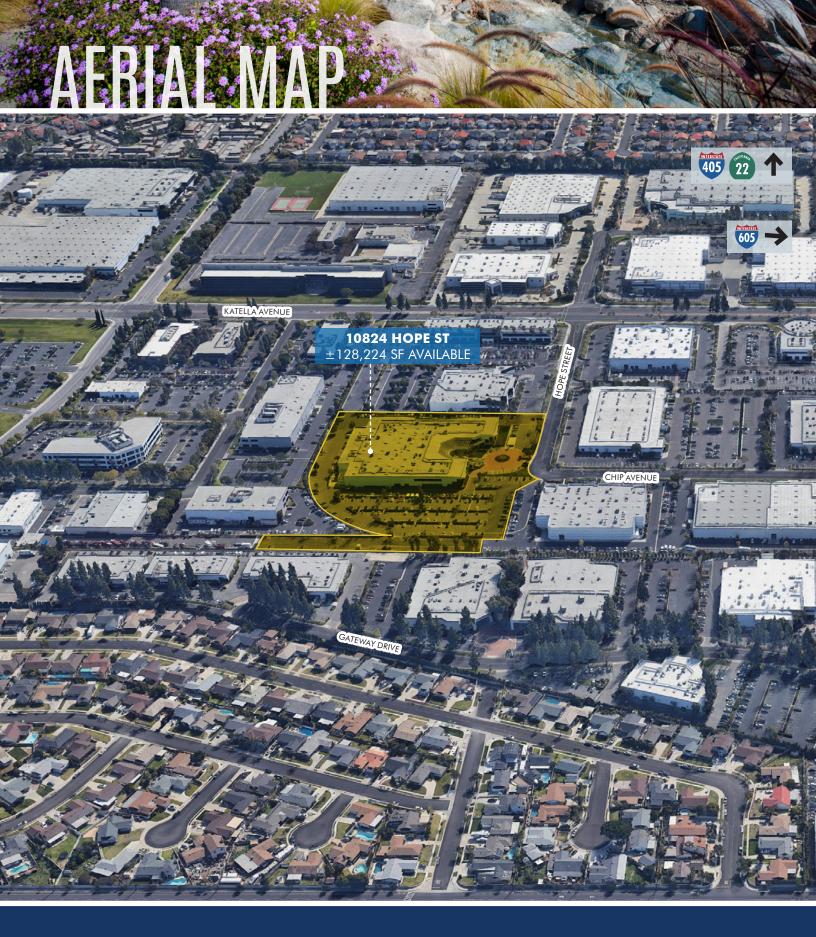
BevMo Costco Wholesale Cypress Plaza Shopping Ctr Daiso Meridian Plaza

#### Smart & Final Extra! Staples Stater Bros. Markets Target Tillys

#### **HOTELS/FITNESS CLUB**

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

### CYPRESS :: CALIFORNIA 10824 Hope Street





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