

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

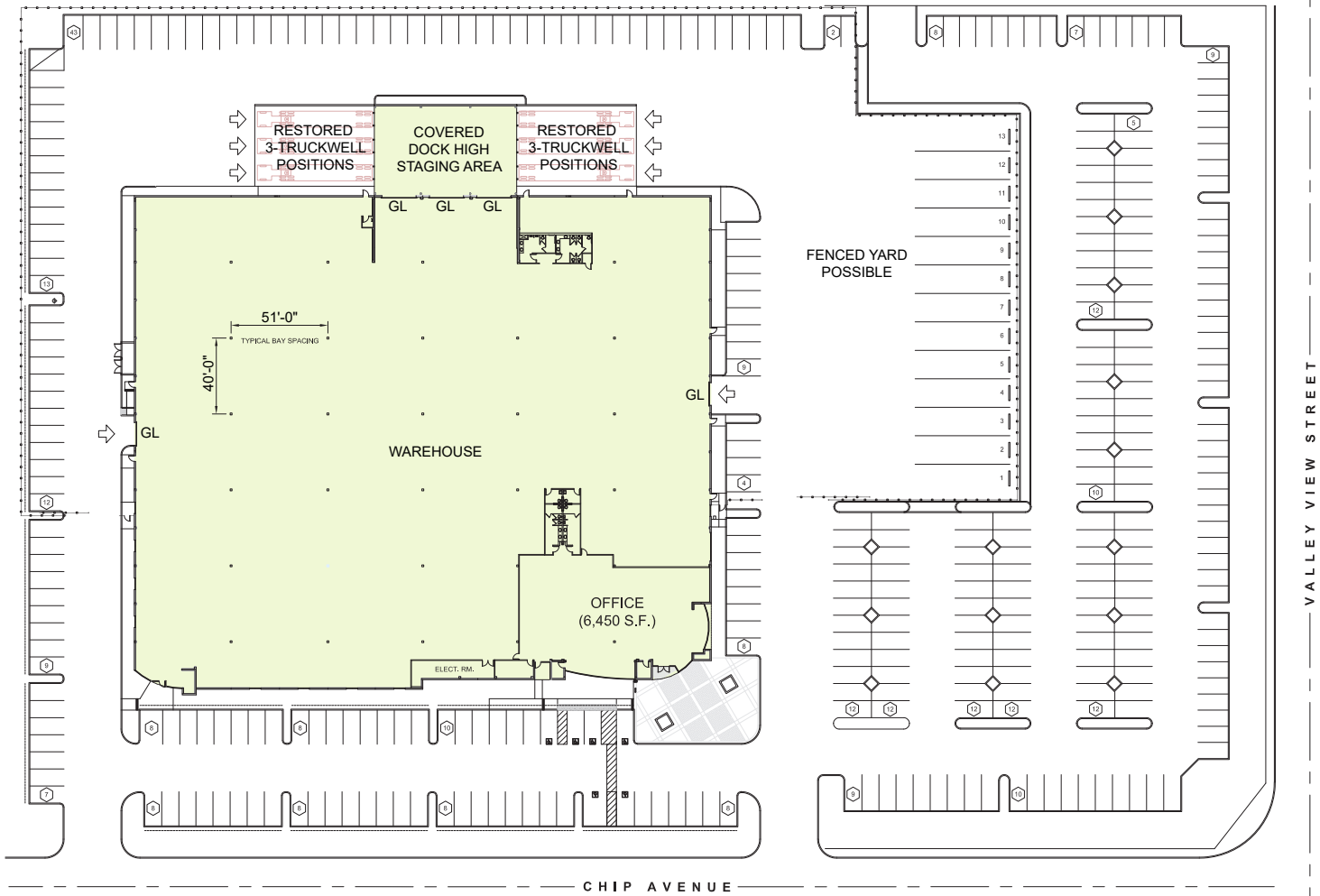
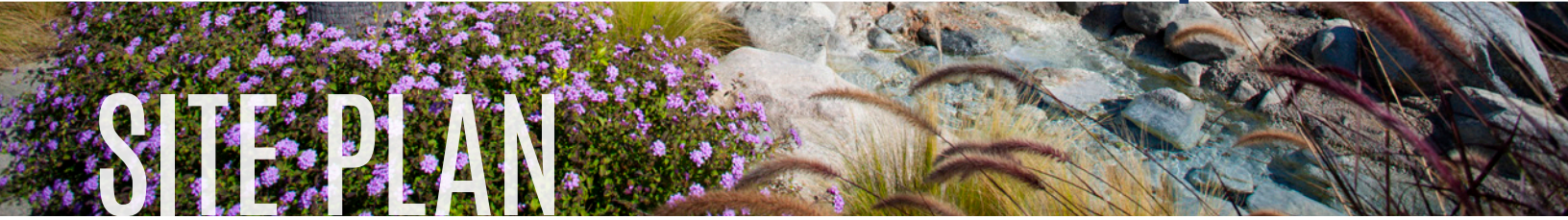


Strategic location serving
Orange County, LA County,
Ports of Long Beach
and Los Angeles



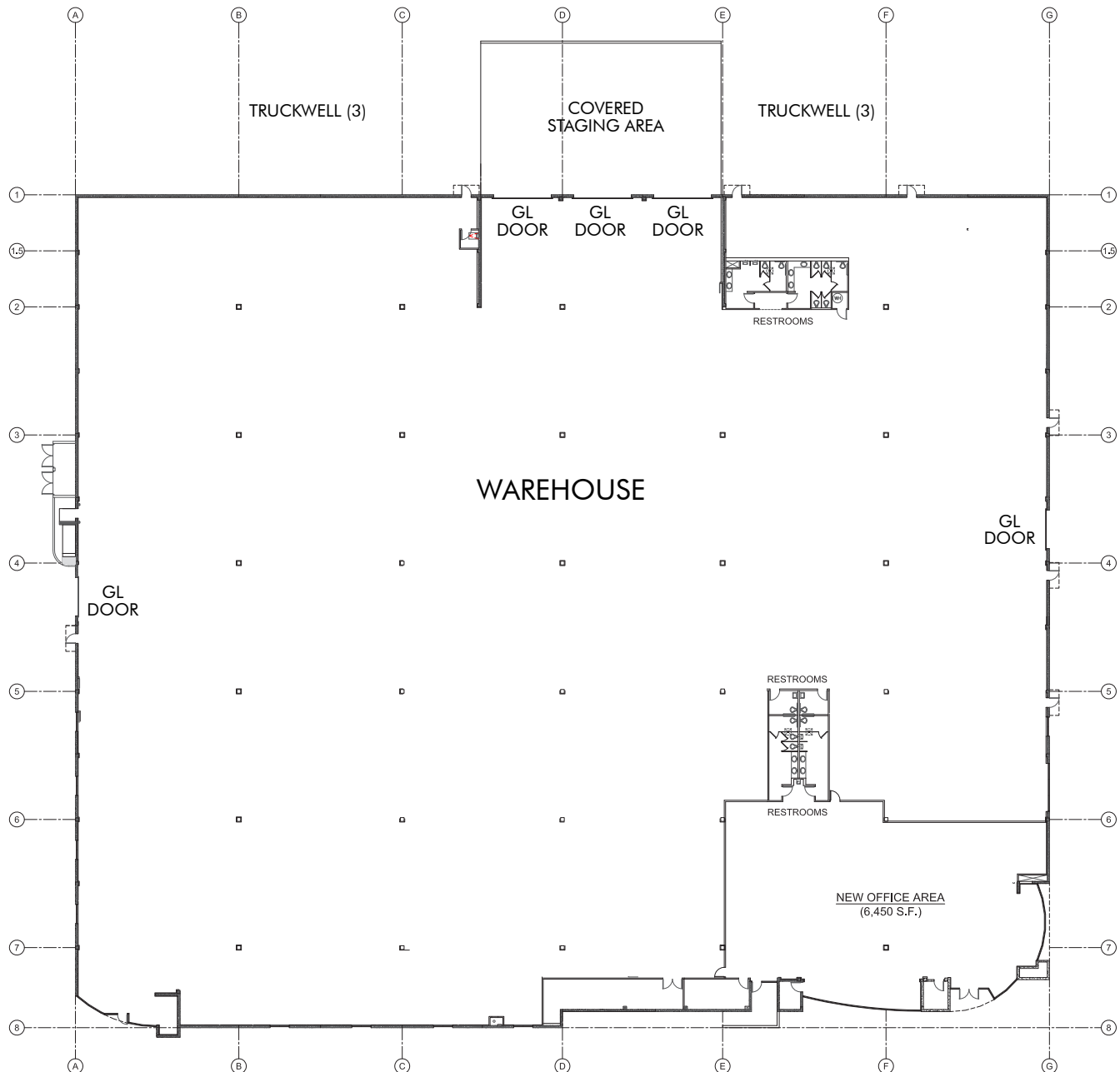
Close Proximity to
405, 22 and 605
Freeways

6100 Chip Avenue



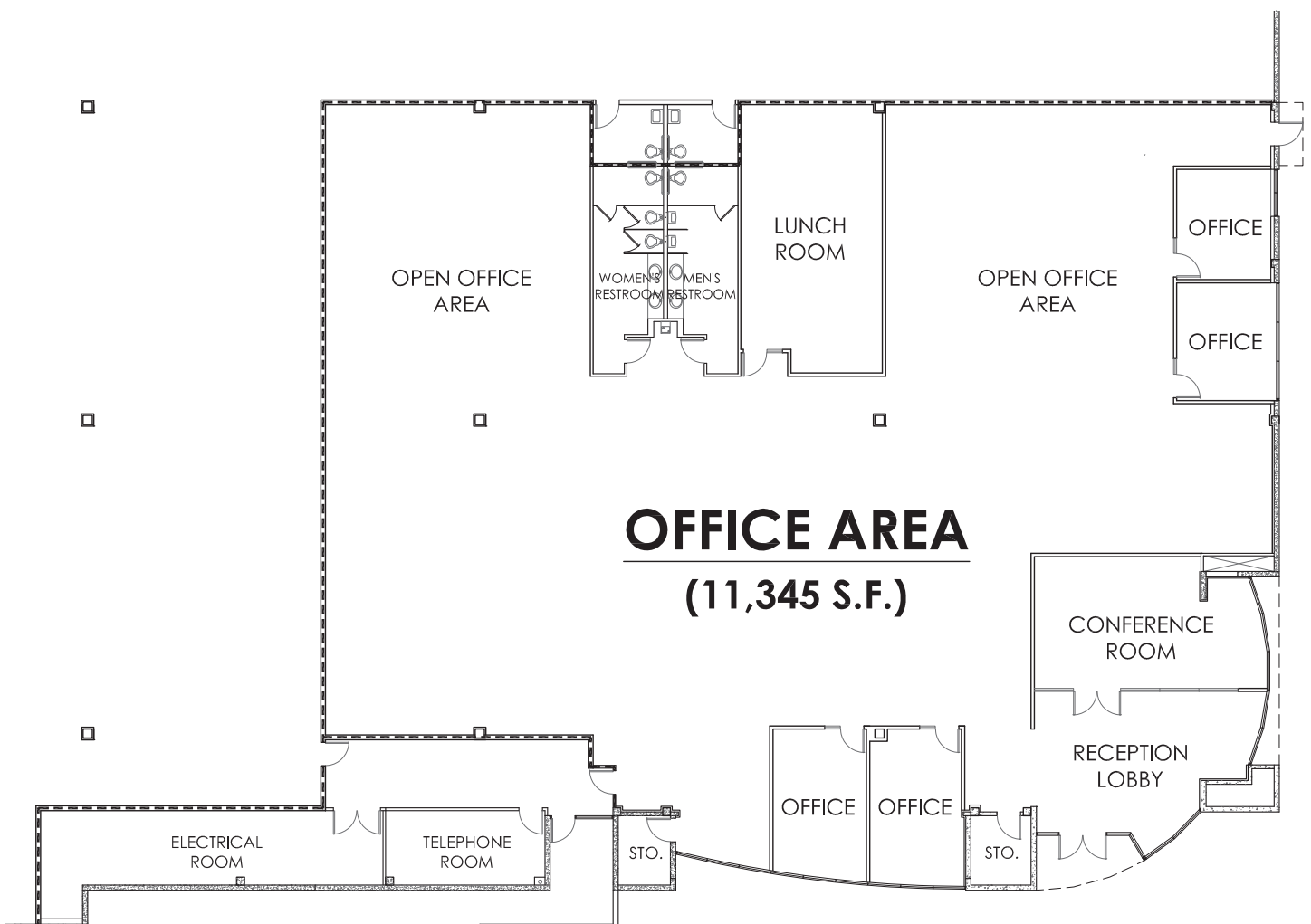
FLOOR PLANS

AS-BUILT FLOOR PLAN

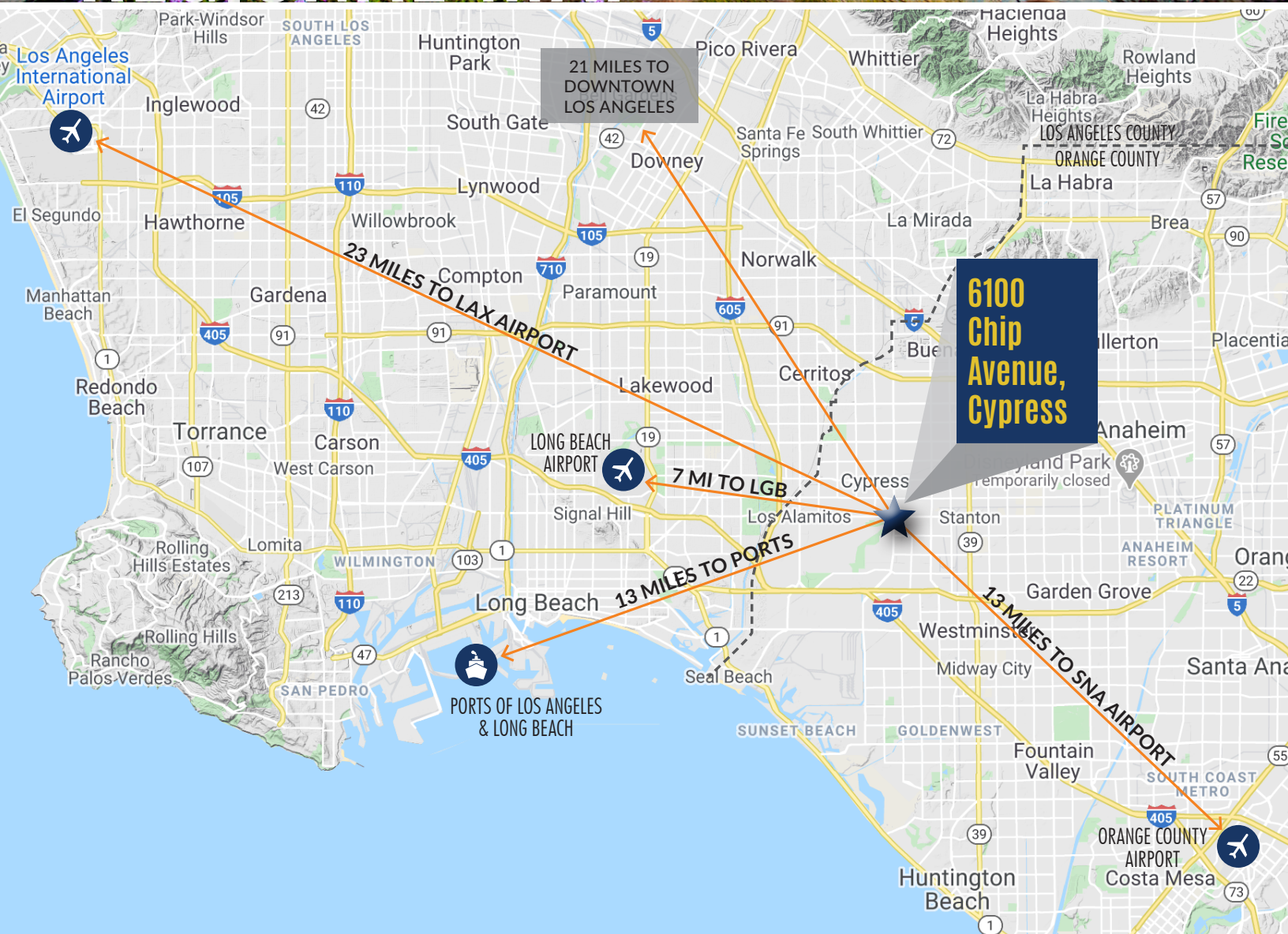


FLOOR PLANS

CONCEPTUAL OFFICE LAYOUT



REGIONAL MAP



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

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

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

