

# FREESTANDING R&D/INDUSTRIAL BUILDING



## ±29,214 SF FOR LEASE

**6122 KATELLA AVENUE**  
**CYPRESS | CA**

FOR MORE INFORMATION, PLEASE CONTACT:

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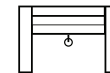
### PROPERTY HIGHLIGHTS



**±29,214 SF  
R&D/INDUSTRIAL  
BUILDING**



**±10,794 SF  
TWO-STORY  
OFFICE SPACE**



**2 DOCK HIGH &  
1 GROUND  
LEVEL DOOR**



**HEAVY POWER  
2,000 AMPS,  
277/480V, 3P, 4W**

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## PROPERTY FEATURES:

- ±10,794 SF Two-Story Office Space
- First Floor: ±5,016 SF
- Second Floor: ±5,778 SF
- Offices to Suit
- 24' Minimum Ceiling Clearance
- Two (2) Dock High and One (1) Ground Level Door
- Metal Halide Warehouse Lighting
- 2,000 Amps, 277/480V, 3P, 4W
- 60 Parking Spaces
- ESFR Fire Sprinkler System
- Prestigious Corporate Neighbors
- Professional Property Management
- High-Image Corporate Headquarters Facility



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R&D/INDUSTRIAL BUILDING



±10,794 SF  
OFFICE SPACE



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## GALLERY



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GROUND LEVEL FLOORPLAN



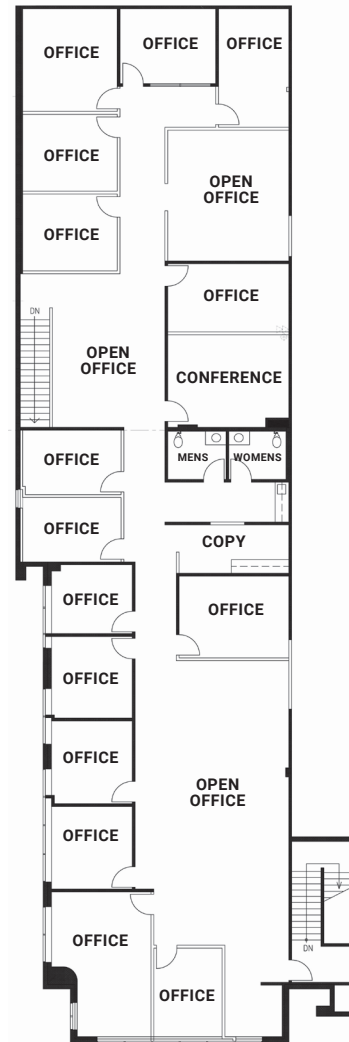
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## SECOND LEVEL FLOORPLAN



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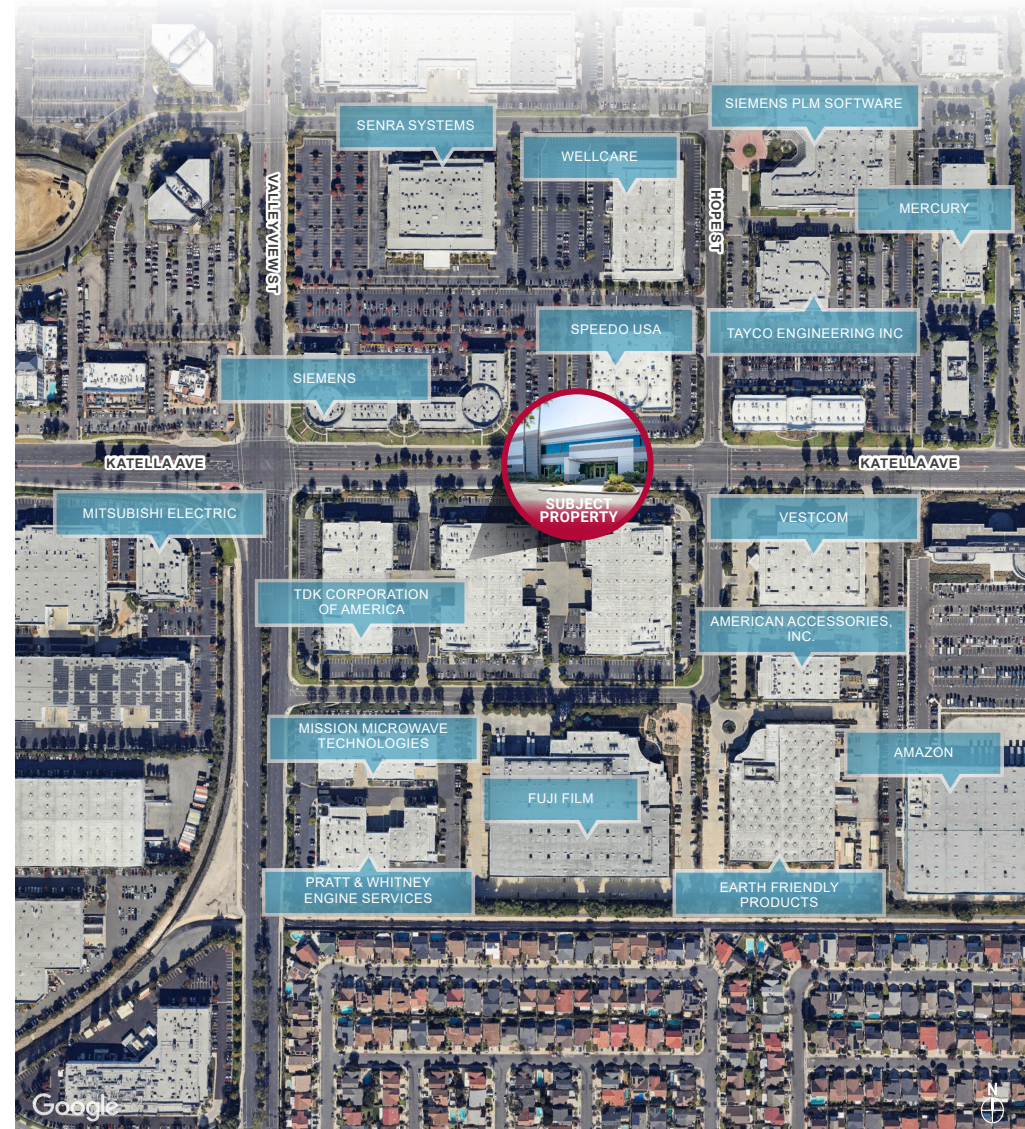
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## LOCATION MAP AND AMENITIES



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