

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:

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**CBRE**

# 5560 Katella Avenue

## 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



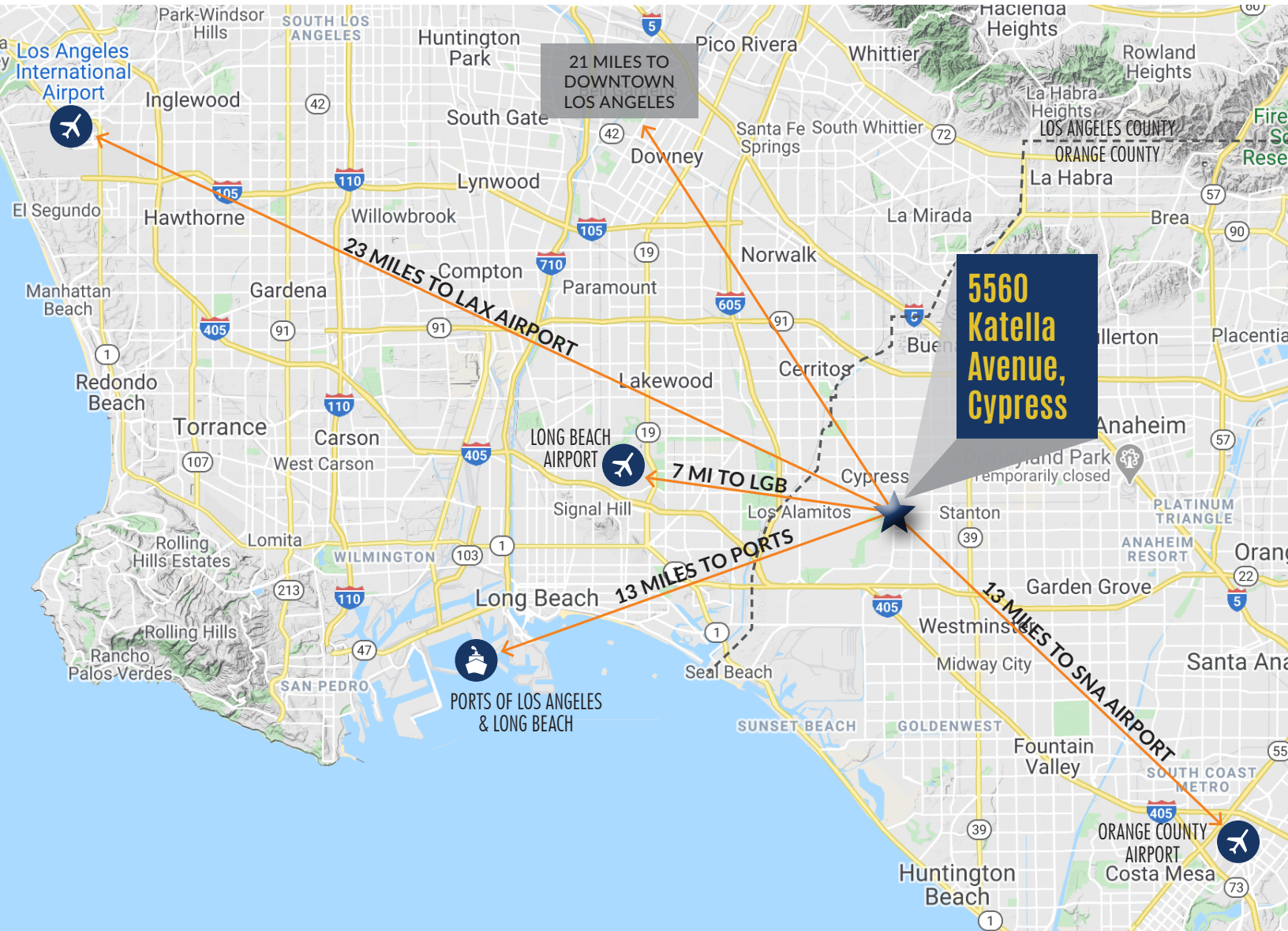
Close proximity to 405,  
22 and 605 Freeways



# 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            |                   |

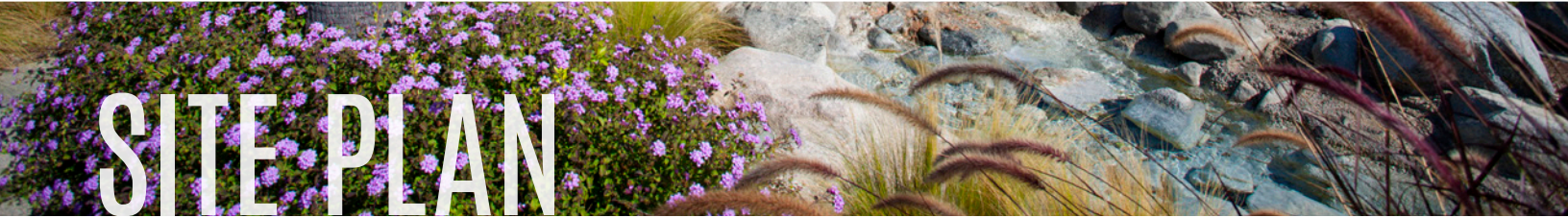
### SHOPPING

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

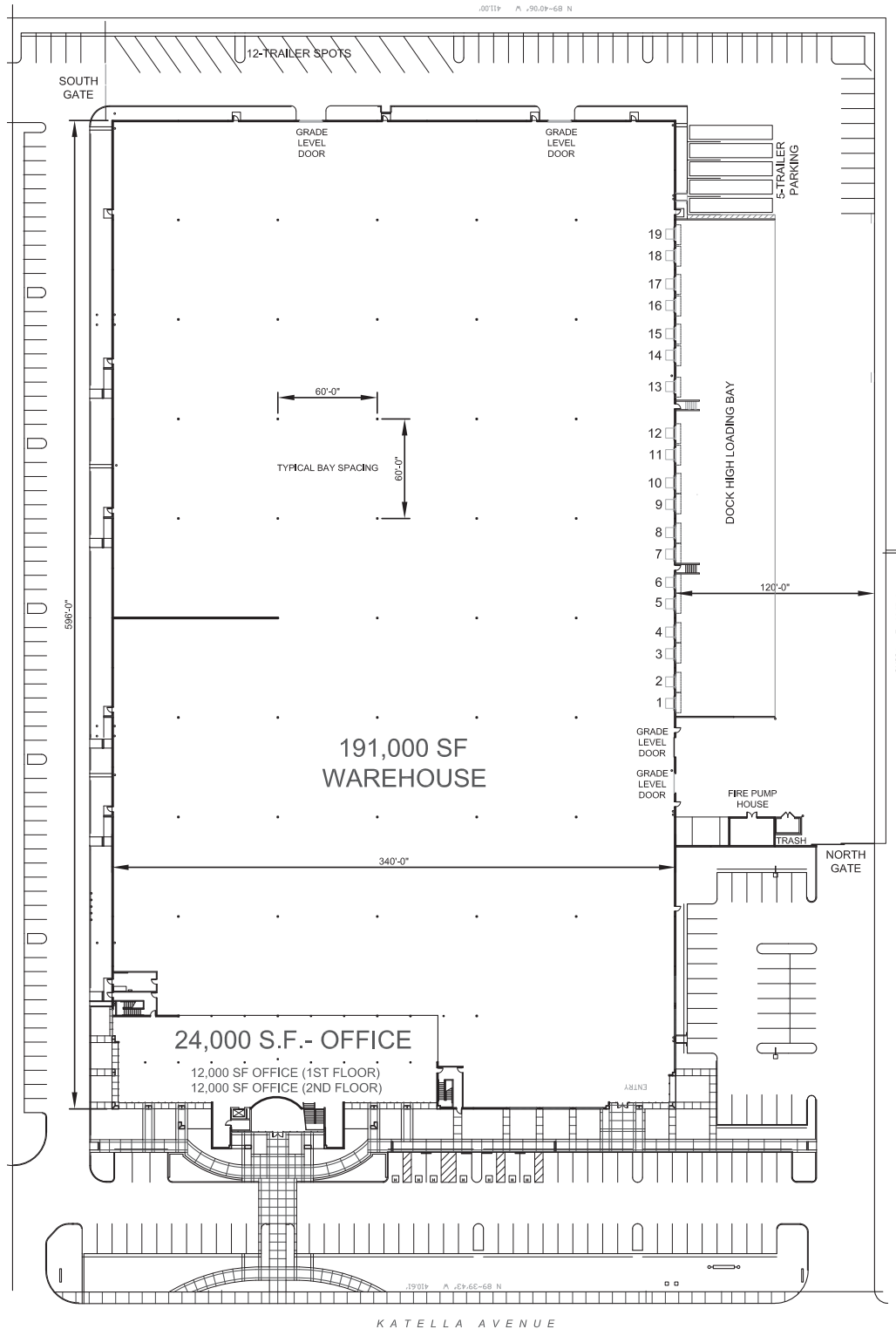
### HOTELS/FITNESS CLUB

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

# 5560 Katella Avenue



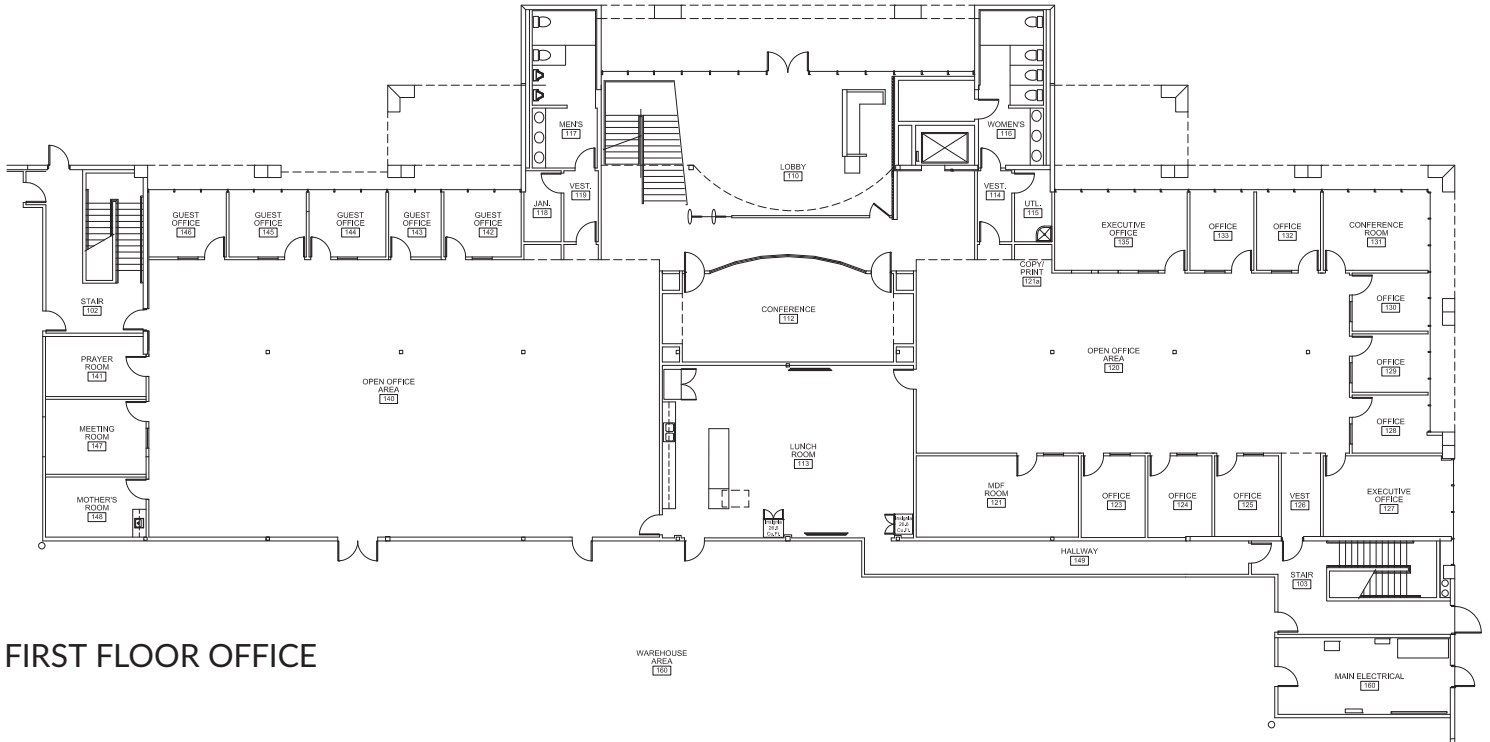
# SITE PLAN



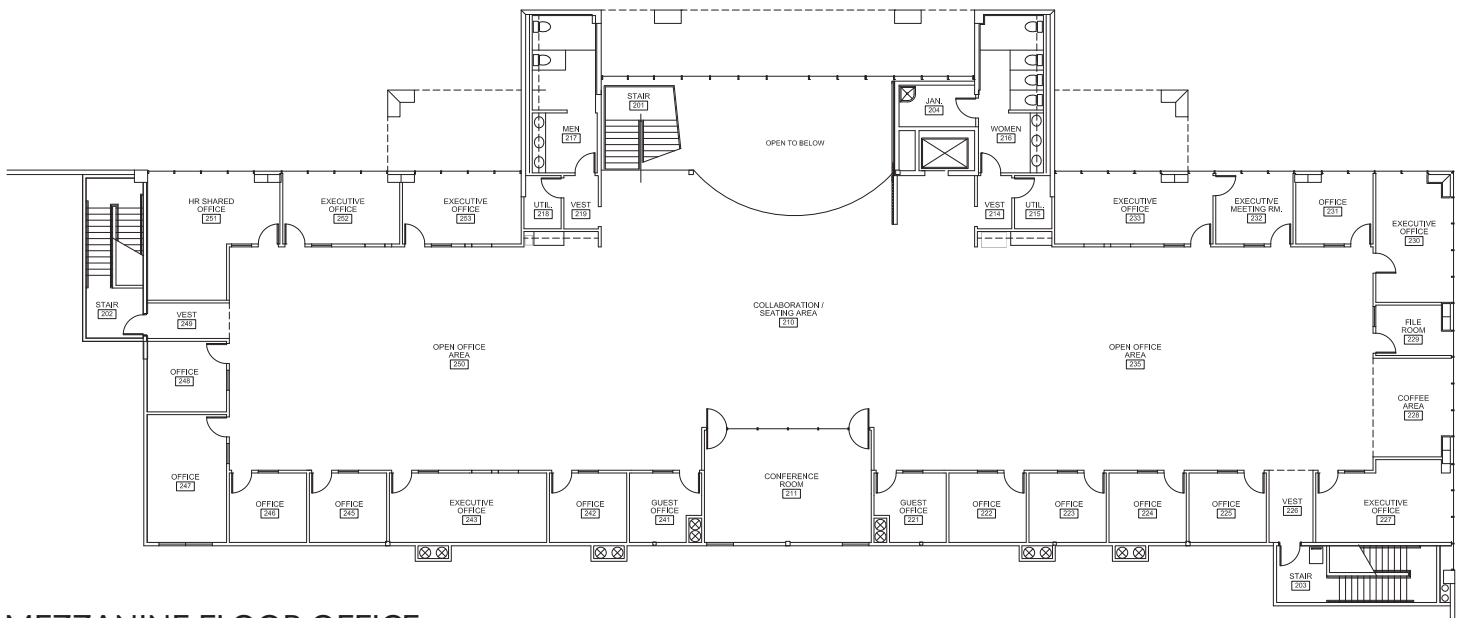




# FLOOR PLANS



FIRST FLOOR OFFICE

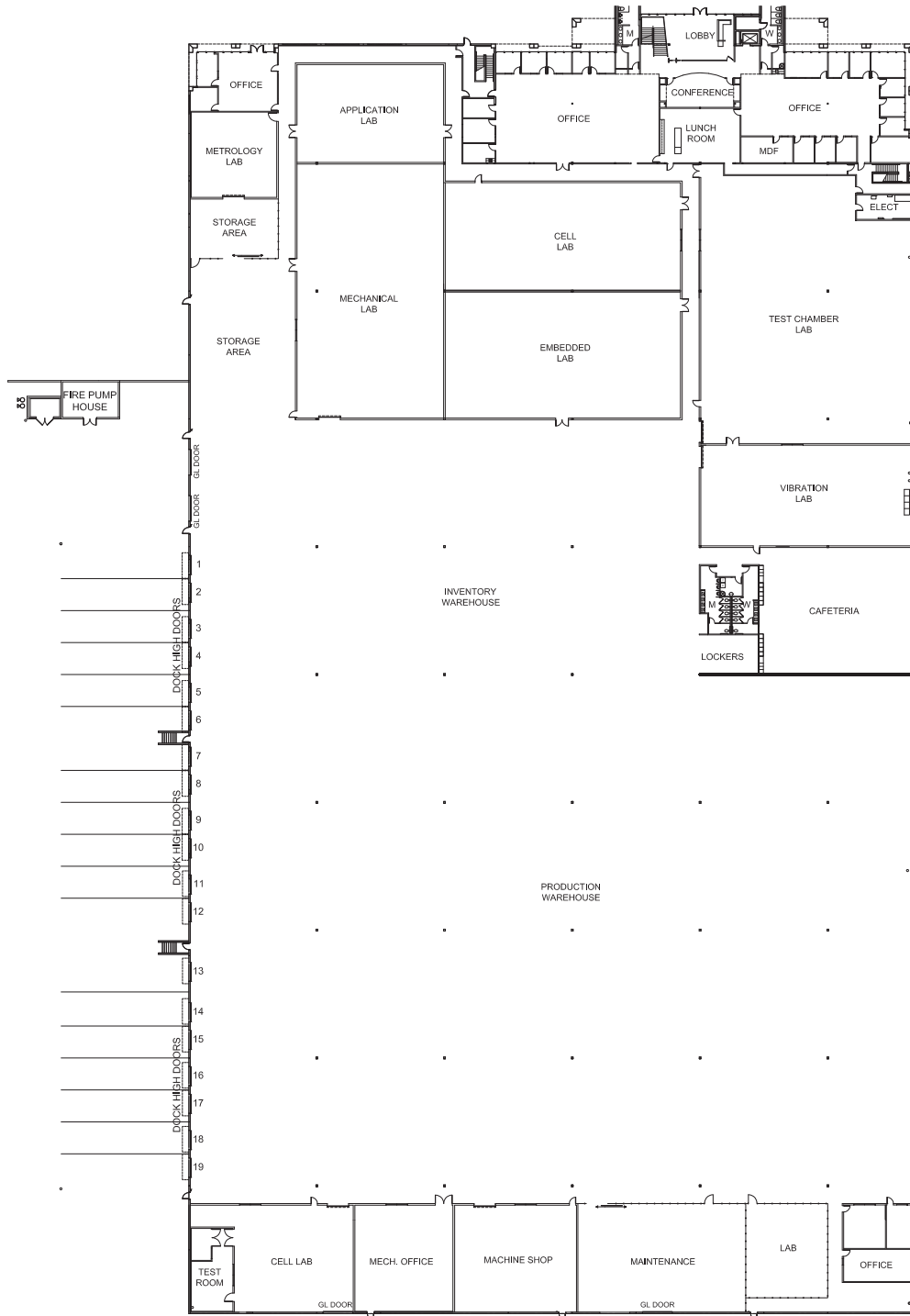


MEZZANINE FLOOR OFFICE



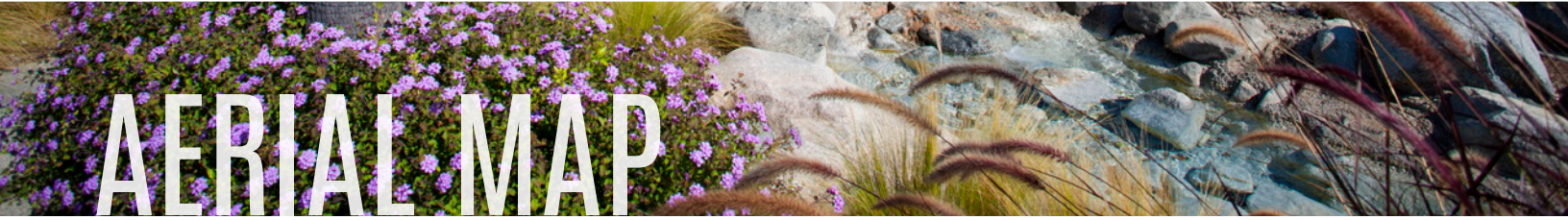
# FLOOR PLANS

AS-BUILT LAYOUT SUBJECT TO REFURBISHMENT





# 5560 Katella Avenue



## AERIAL MAP



CERRITOS AVENUE

VALLEY VIEW STREET

KNOTT AVENUE

KATELLA AVENUE

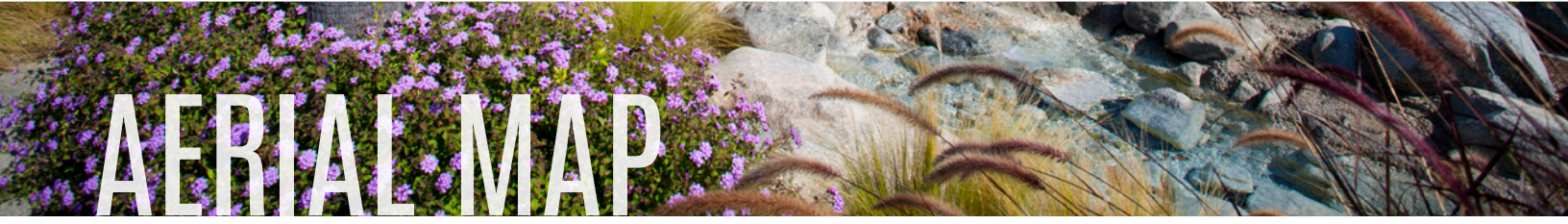
WALKER STREET

**5560 KATELLA AVE**  
±215,000 SF AVAILABLE





# 5560 Katella Avenue



# AERIAL MAP



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