



# GOOD IS ACCESS TO CONSUMERS

# GREAT IS WHAT YOU DO FROM HERE

Goodman Commerce Center Cypress  
5665 - 5885 Plaza Drive, Cypress CA 90630

MAKING  
SPACE  
FOR  
GREATNESS

**Goodman**



# Space for unlimited potential



Goodman Commerce Center Cypress is strategically located in Northwestern Orange County, offering direct access to the 405, 22, and 605 Freeways. This three-building advanced manufacturing campus totals 581,703 square feet and features state-of-the-art, flexible, and LEED-certified sustainable spaces. Buildings 1 and 2, totaling 389,809 square feet, are now complete and move in ready. The newly announced Building 3, spanning 191,894 square feet, will break ground in Q2 2025, with delivery planned for Q2 2026. The campus offers a cutting-edge environment for businesses, providing high-quality spaces designed for maximum efficiency and sustainability.



**3MI**  
to 605 freeway



**5.9M**  
total population



**20MI**  
to Port of Los Angeles and Long Beach



**30MI**  
to Los Angeles International Airport



# VIEW FROM ABOVE

Campus view – Goodman Commerce Center Cypress









# LOCATION

Customers enjoy excellent freeway connectivity to key routes, with direct access to the 405, 22, and 605 Freeways.

The Goodman Commerce Center Cypress benefits from superior site access and is strategically located in Northwestern Orange County, offering a cutting-edge environment for businesses with state-of-the-art, flexible, and LEED-certified sustainable spaces.



# EASY ACCESS

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3MI

to 605 Freeway

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7MI

to Long Beach Airport

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3MI

to 405 Freeway

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9MI

to Downtown  
Anaheim

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20MI

to Port of Los Angeles  
/ Long Beach

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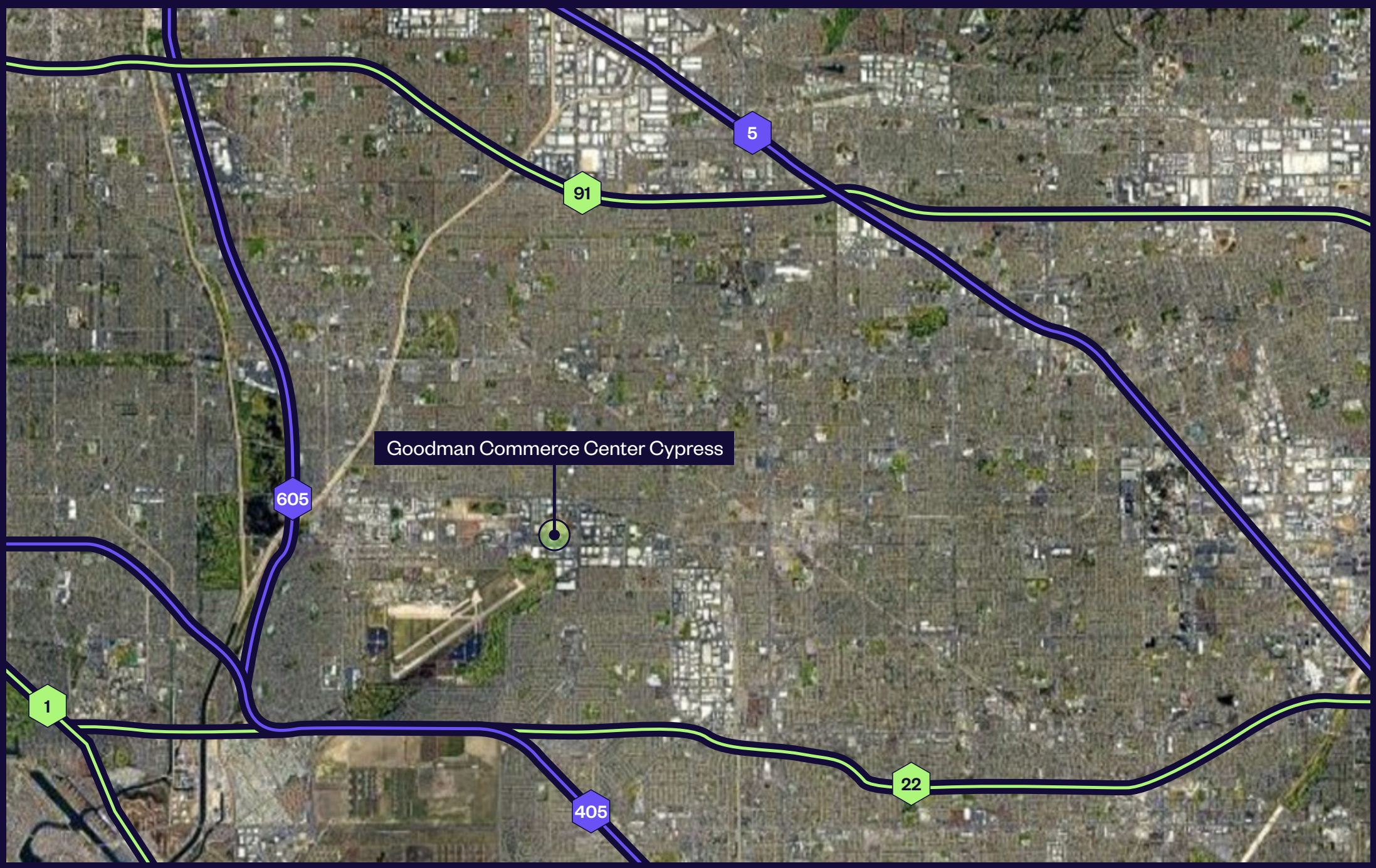
30MI

to Los Angeles  
International Airport

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# ACCESS



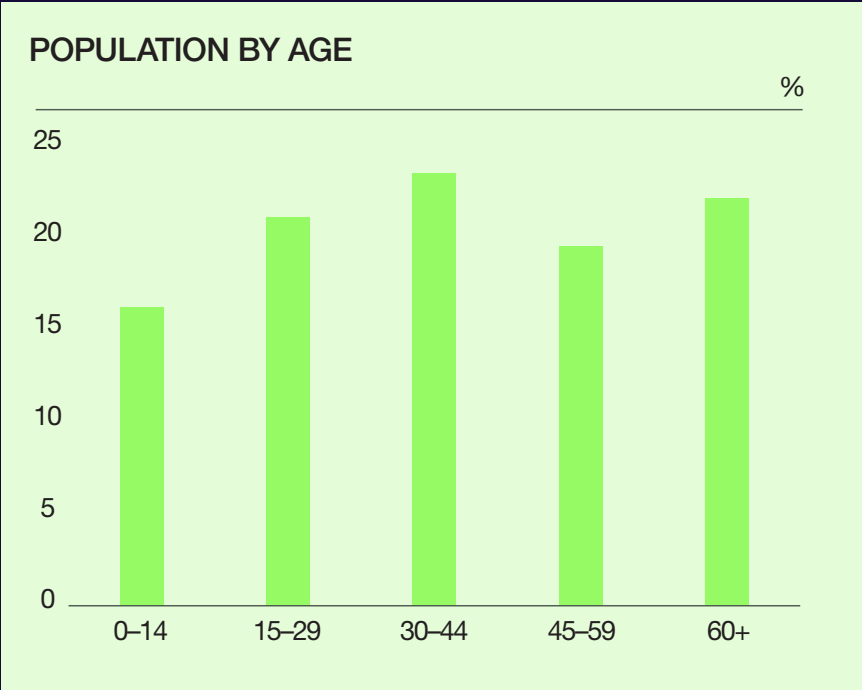
# ACCESS





# KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME

Source: Esri, Michael Bauer Research, BLS.gov, Gfk MRI



**12.3<sup>m</sup>**

TOTAL POPULATION



**4.3<sup>m</sup>**

TOTAL HOUSEHOLDS



**2.82<sup>people</sup>**

AVERAGE HOUSEHOLD SIZE



**\$94,007**

AVG. DISPOSABLE INCOME



**\$401.0<sup>bn</sup>**

TOTAL DISPOSABLE INCOME



**112**

WEALTH INDEX

## TOTAL SPEND ON:



**\$2.6<sup>bn</sup>**

FOOTWEAR



**\$12.2<sup>bn</sup>**

CLOTHING



**\$37.1<sup>bn</sup>**

FOOD AT HOME



**\$8.8<sup>bn</sup>**

NUM. ORDERED ONLINE



**\$153.9<sup>bn</sup>**

RETAIL GOODS



**\$2.9<sup>bn</sup>**

PERSONAL CARE





SCAN HERE  
TO VIEW THE  
VIRTUAL  
TOUR



- + 389,809 SF total for building 1 and 2 available for lease
- + 458 auto parking stalls
- + 36ft clear height
- + Multiple nearby amenities
- + Superior site access and maneuvering space
- + Power: 4000 amps switchgear, 2000 amps meter section
- + ESFR Sprinklers
- + Column spacing 50'x56'

**Building 1 & 2  
Available now**

GOOCYPRESS



# GCC CYPRESS SITE PLAN

<b>BUILDING 1</b> 5885 Plaza Drive, Cypress CA	<b>204,465 sqft</b>
------------------------------------------------------	---------------------

Warehouse	194,355 sqft
Office 1st Floor	5,222 sqft
Office 2nd Floor	4,888 sqft
Warehouse clear height	36
Grade level doors	2
Dock high doors	25
Auto parking	279

<b>BUILDING 2</b> 5755 Plaza Drive, Cypress CA	<b>185,344 sqft</b>
------------------------------------------------------	---------------------

Warehouse	175,011 sqft
Office 1st Floor	5,184 sqft
Office 2nd Floor	5,149 sqft
Warehouse clear height	36
Grade level doors	2
Dock high doors	25
Auto parking	179

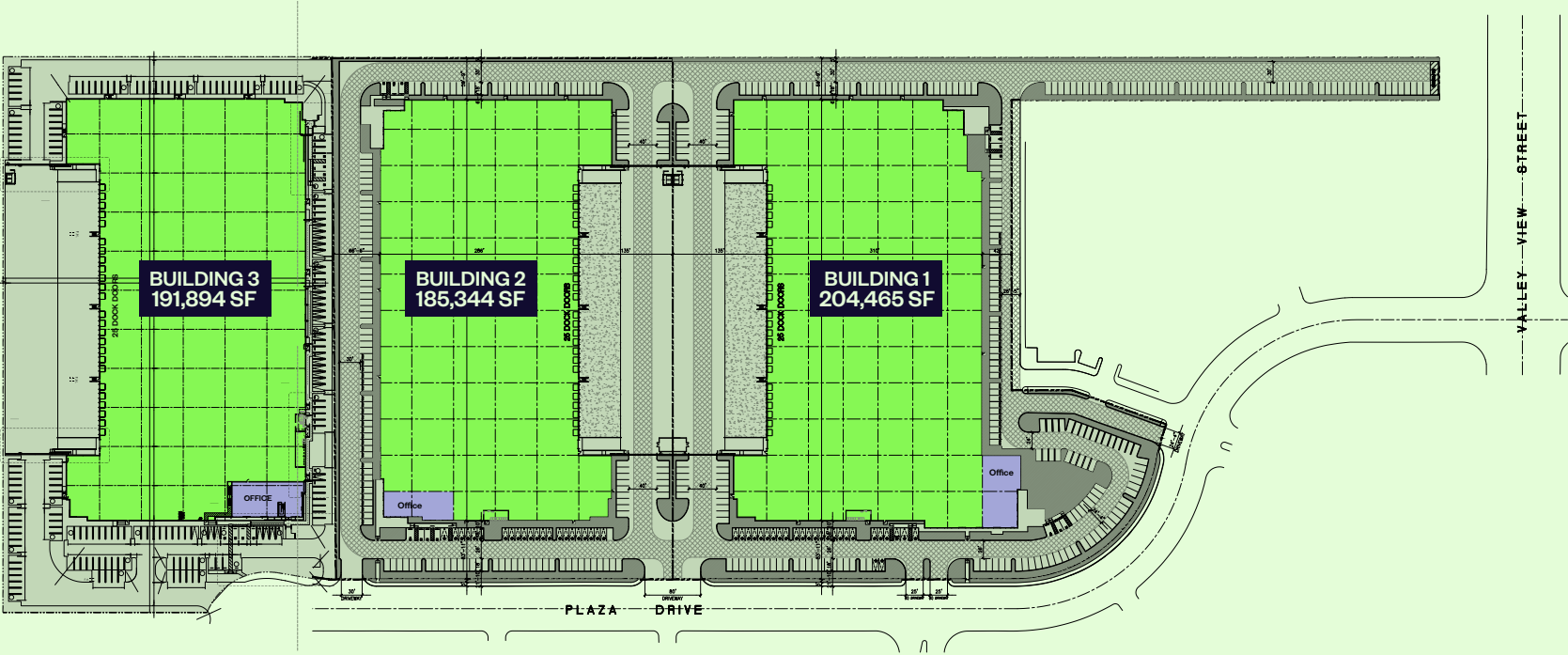
<b>BUILDING 3</b> 5665 Plaza Drive, Cypress CA	<b>191,894 SF</b>
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Dock high doors	25
Auto parking	206

Available Q2 2026

Building may be modified to-suit  
prior to planned July 2025  
construction start - opportunity  
for refrigeration or advanced  
manufacturing modifications

- OFFICE AND MEZZANINE
- WAREHOUSE





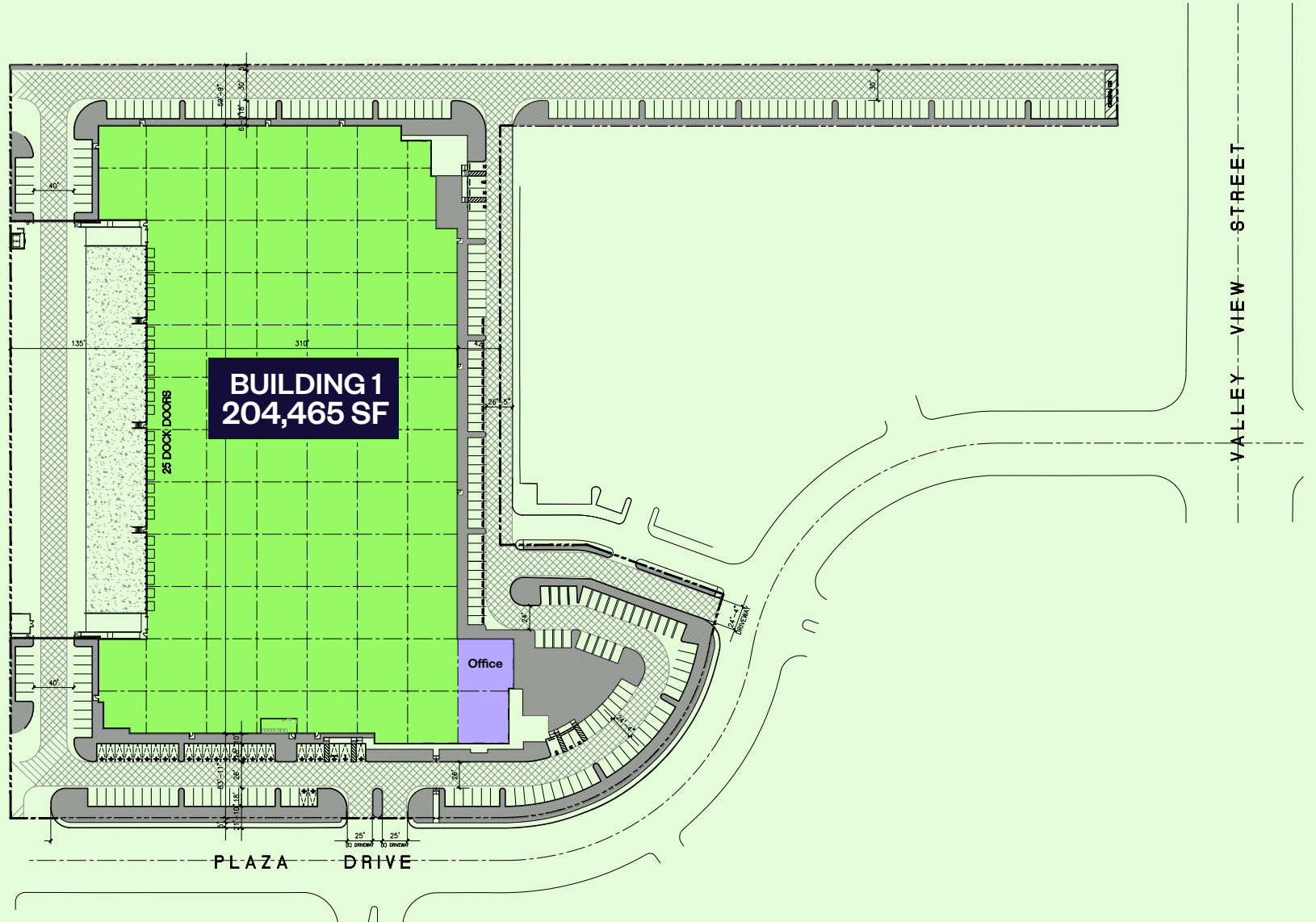
# GCC CYPRESS BUILDING 1 SITE PLAN

## BUILDING 1

5885 Plaza Drive,  
Cypress CA

**204,465 sqft**

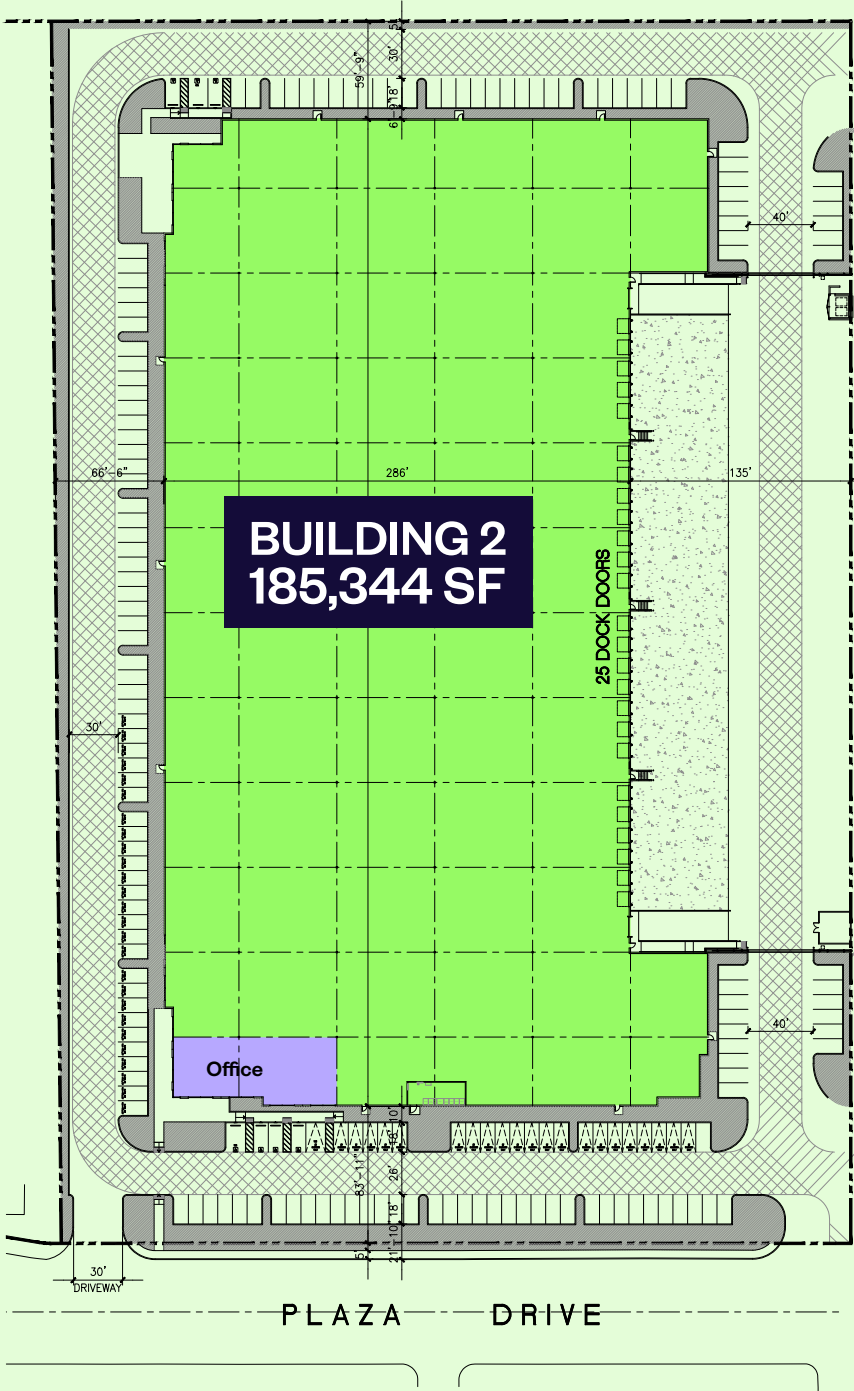
Warehouse	194,355 sqft
Office 1st Floor	5,222 sqft
Office 2nd Floor	4,888 sqft
Warehouse clear height	36
Grade level doors	2
Dock high doors	25
Auto parking	279



OFFICE AND MEZZANINE  
WAREHOUSE

# GCC CYPRESS BUILDING 2 SITE PLAN

<b>BUILDING 2</b> 5755 Plaza Drive, Cypress CA	<b>185,344 sqft</b>
Warehouse	175,011 sqft
Office 1st Floor	5,184 sqft
Office 2nd Floor	5,149 sqft
Warehouse clear height	36
Grade level doors	2
Dock high doors	25
Auto parking	179



OFFICE AND MEZZANINE  
WAREHOUSE

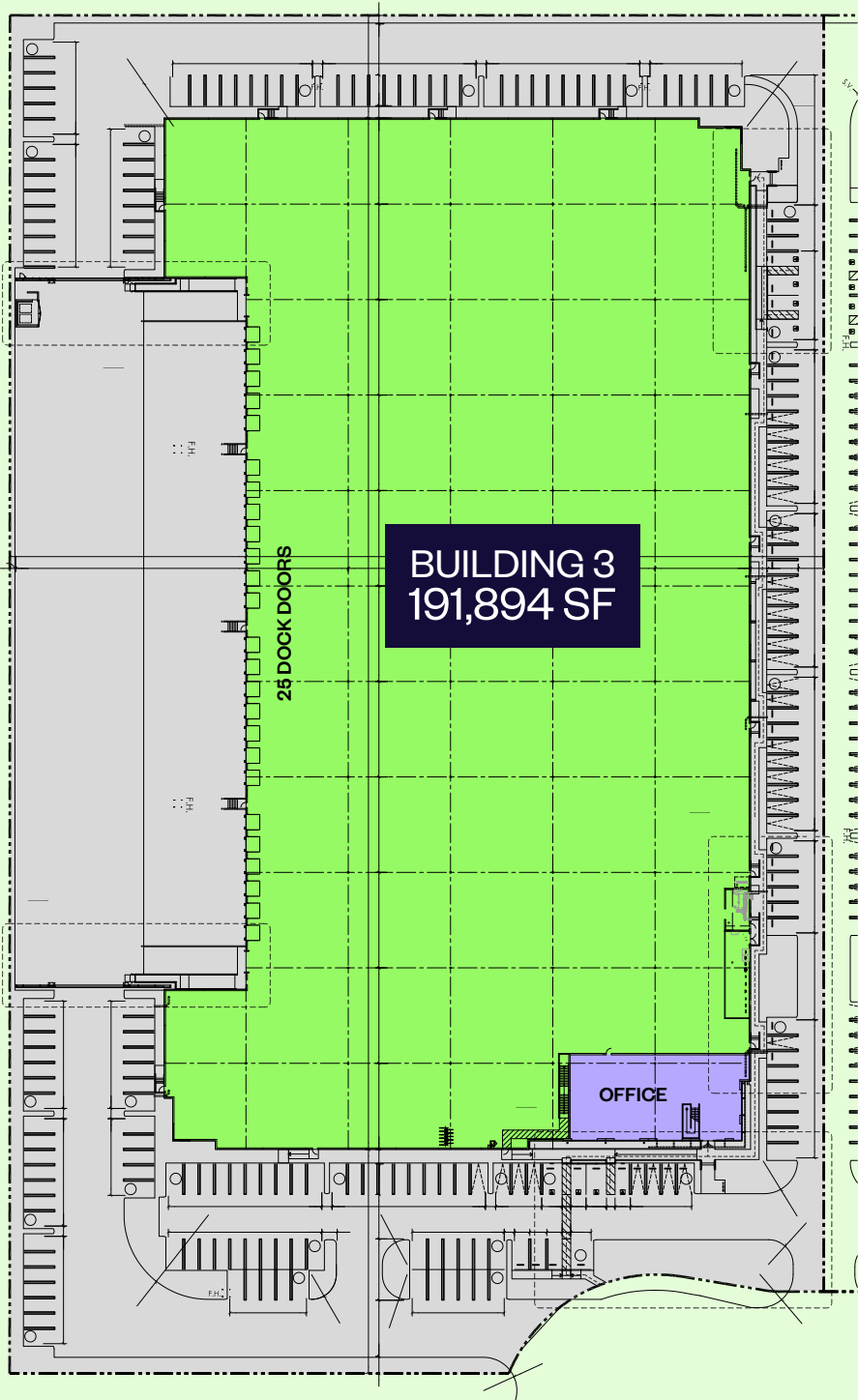


# GCC CYPRESS BUILDING 3 SITE PLAN

<b>BUILDING 3</b> 5665 Plaza Drive, Cypress CA	<b>191,894 SF</b>
Dock high doors	25
Auto parking	206

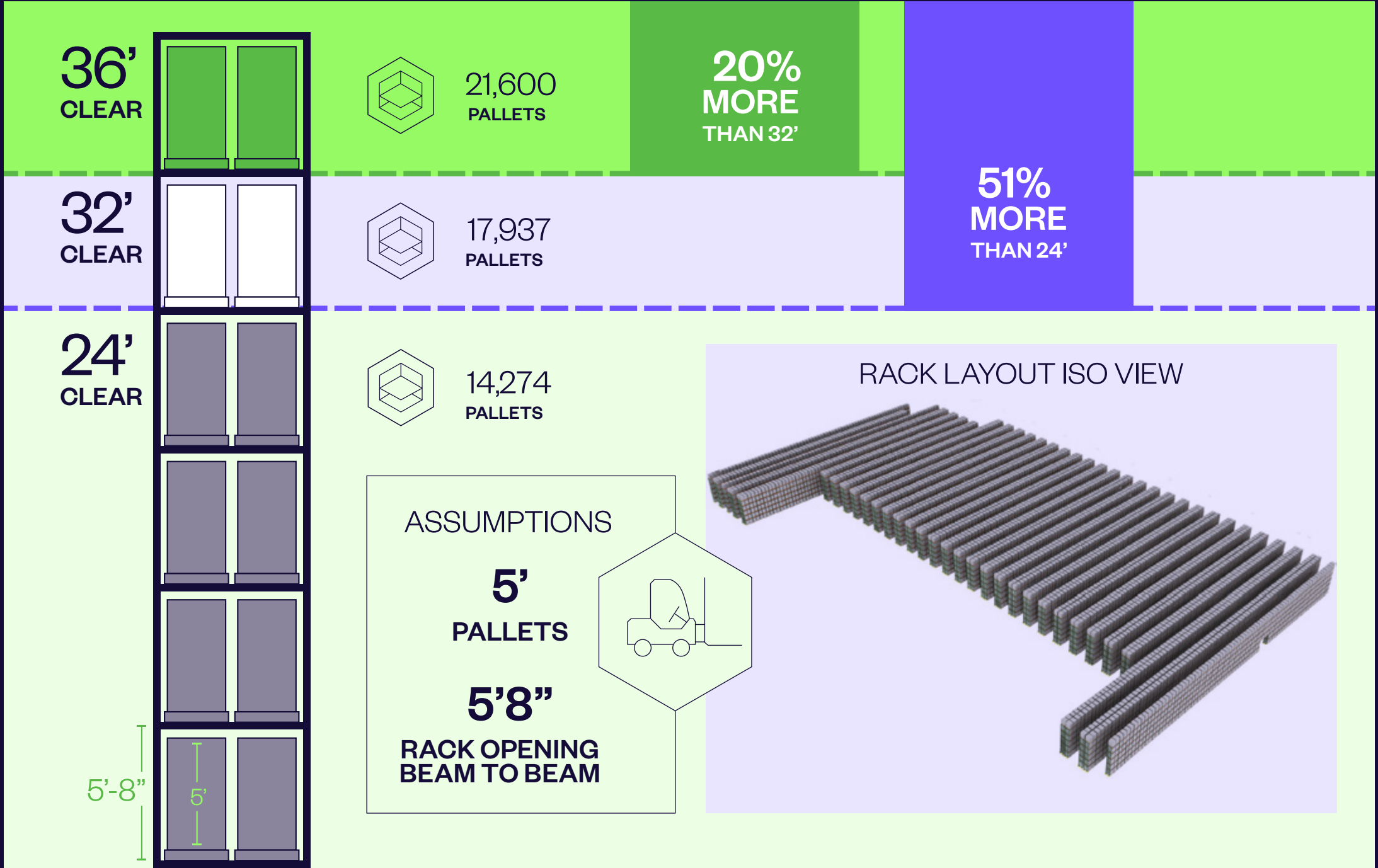
Available Q2 2026

Building may be modified to-suit  
prior to planned July 2025  
construction start - opportunity  
for refrigeration or advanced  
manufacturing modifications



OFFICE AND MEZZANINE  
WAREHOUSE

# BUILDING 1 RACKING PLAN





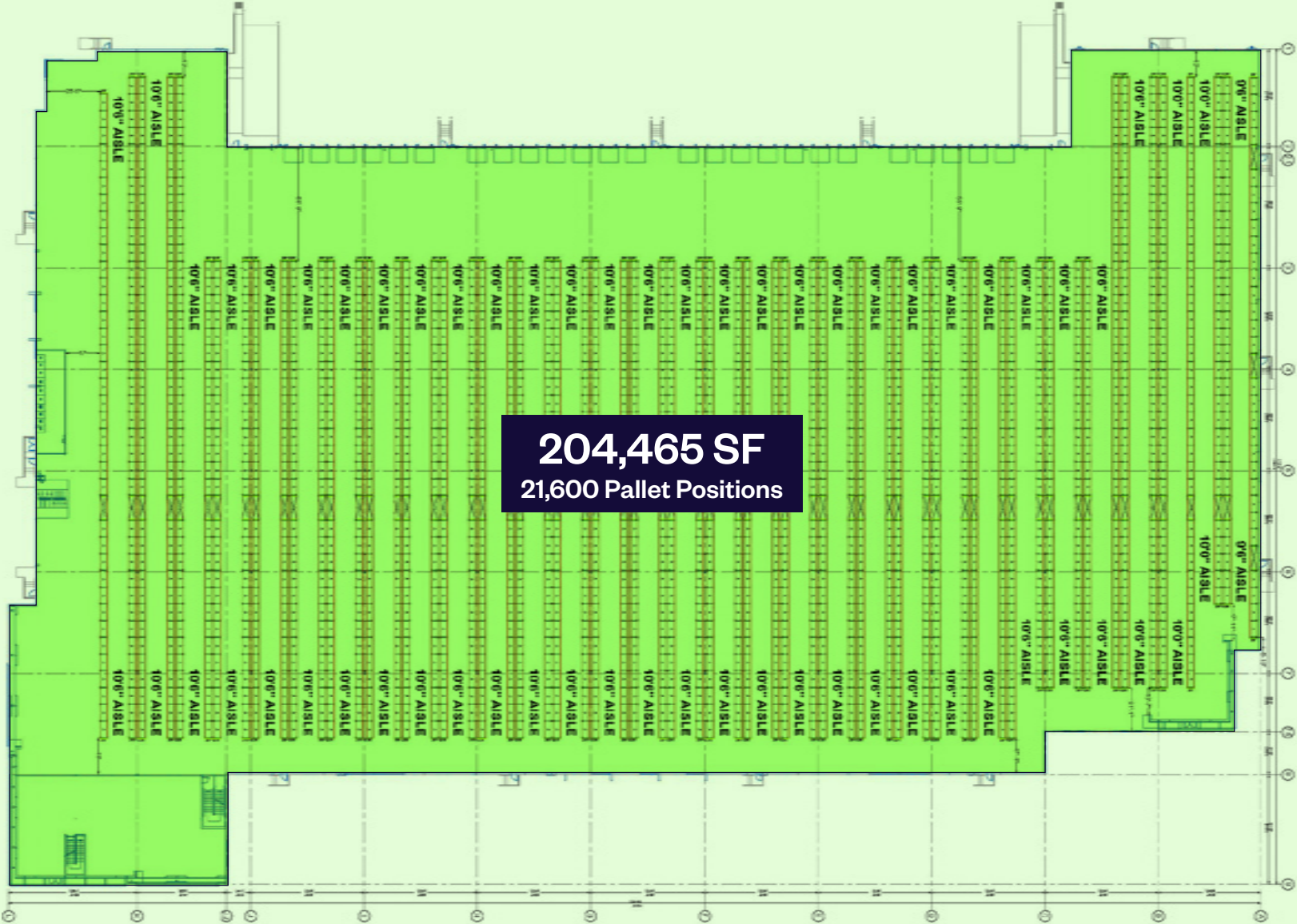
# DRAFT RACKING PLAN

5885 PLAZA DRIVE	# OF PALLET POSITIONS
36' CLEAR 204,465 SF	21,600
IF 32' CLEAR 204,465 SF	17,937
IF 24' CLEAR 204,465 SF	14,274

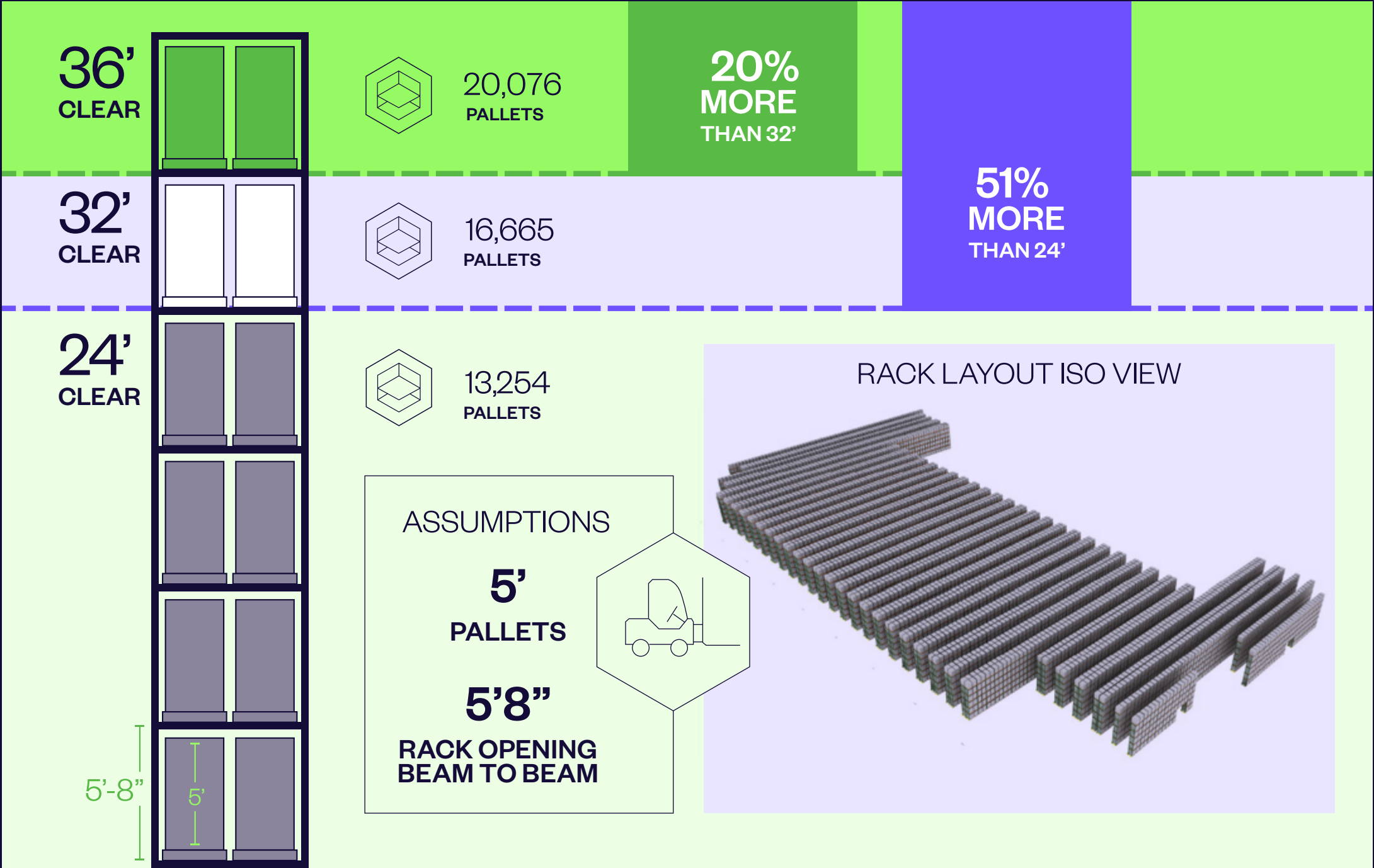
## ASSUMPTIONS

5'  
PALLETS

5'8"  
RACK OPENING  
BEAM TO BEAM



# BUILDING 2 RACKING PLAN





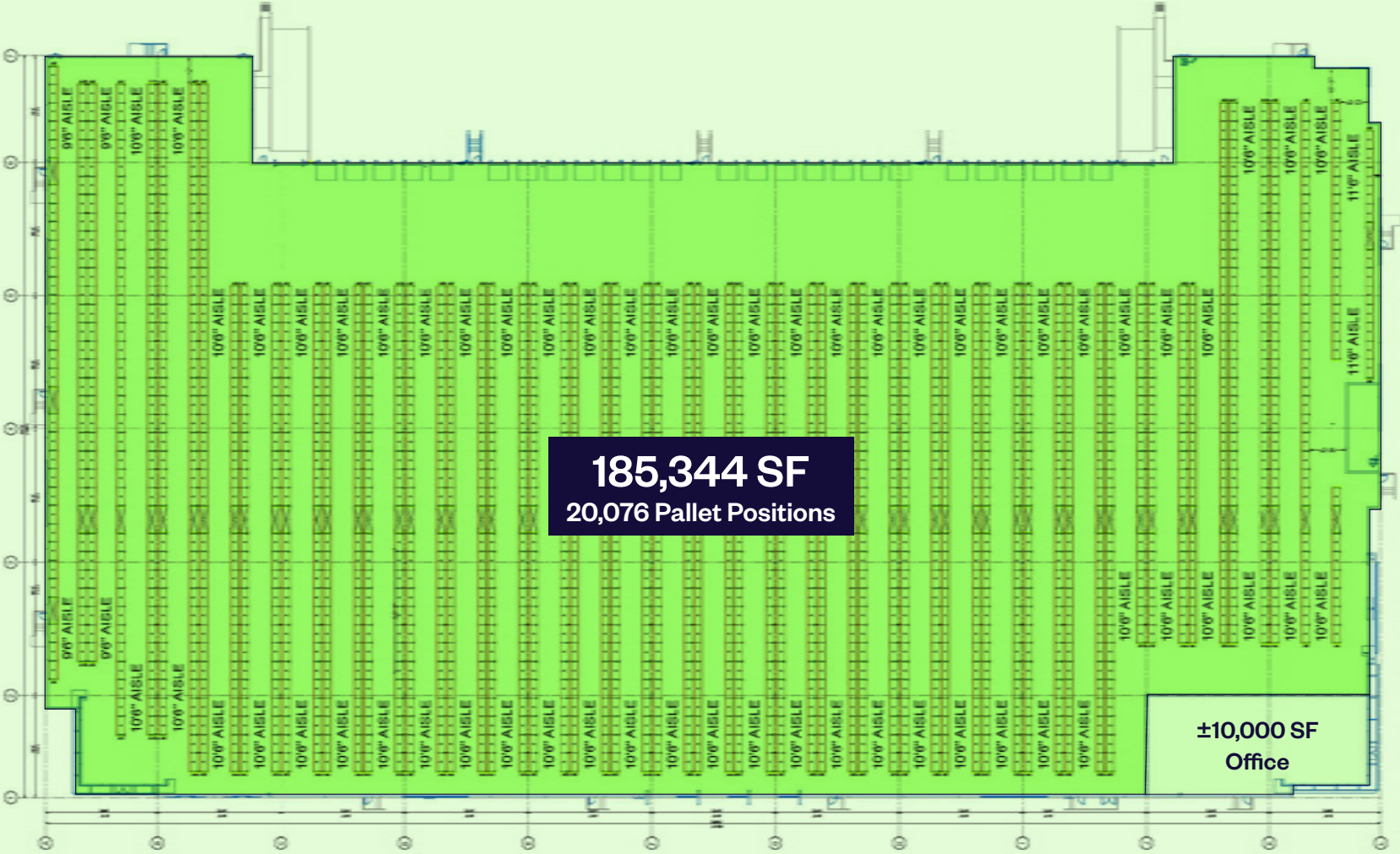
# DRAFT RACKING PLAN

5755 PLAZA DRIVE	# OF PALLET POSITIONS
36' CLEAR 185,344 SF	20,076
IF 32' CLEAR 185,344 SF	16,665
IF 24' CLEAR 185,344 SF	13,254

## ASSUMPTIONS

**5'**  
PALLETS

**5'8"**  
RACK OPENING  
BEAM TO BEAM



# OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$50.5 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.





We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

# SUSTAINABILITY



# SERVICE

Our teams provide progressive insights to business needs in an ever-changing world



## Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

## Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.



# SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.

## Safety in design

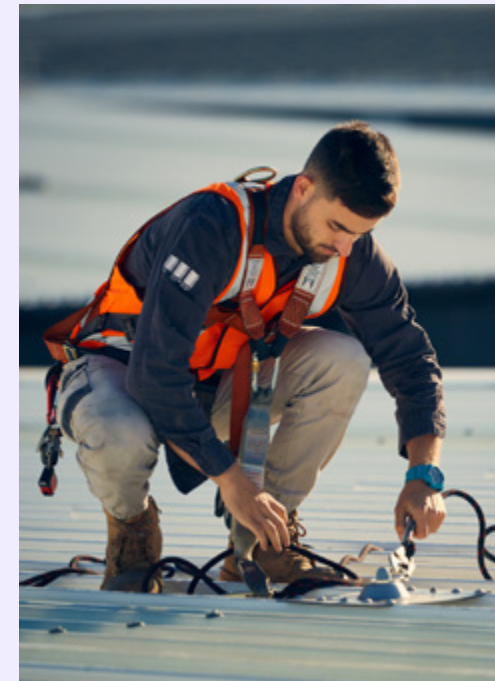
- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

## Safety in construction

- + Pre-qualified D&O contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

## Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.





# CONTACT US



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