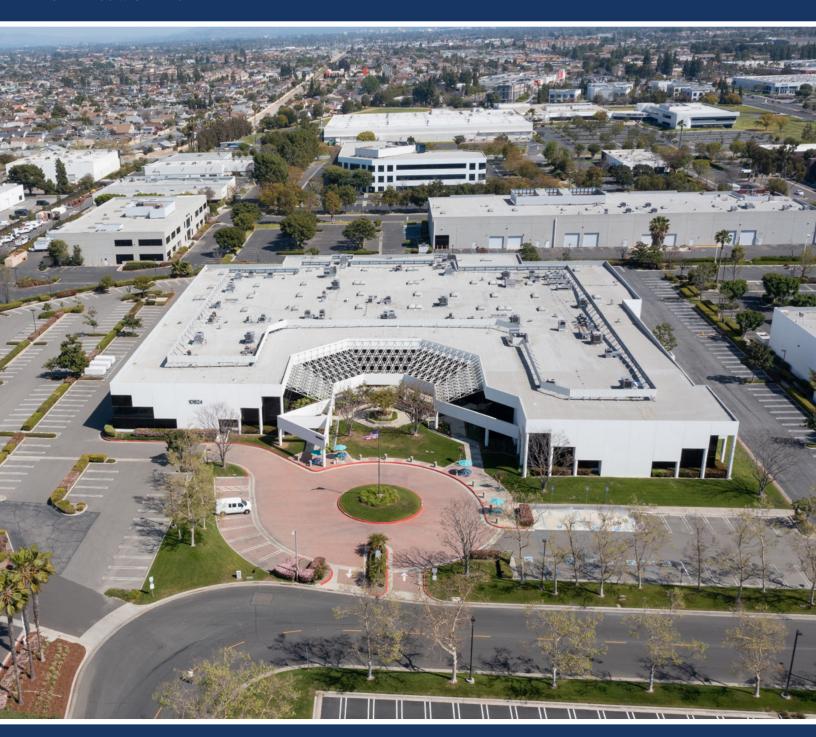
HIGH IMAGE INDUSTRIAL/TECHNOLOGY

### ±128,224 SF FOR LEASE

## 10824 Hope Street CYPRESS :: CALIFORNIA



**Another Quality Project By** WARLAND INVESTMENTS



FOR MORE INFORMATION OR TO ARRANGE A TOUR, PLEASE CONTACT:

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# PROPERTY FEATURES





±128,224 Building SF



±120,000 Office SF



Warehouse Expandable to ±55,000 SF



24' Warehouse Clear



4:1,000 Parking Ratio



Five (5) Dock High Positions



Three (3) Grade Level Loading Doors



4000 Amps Power



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

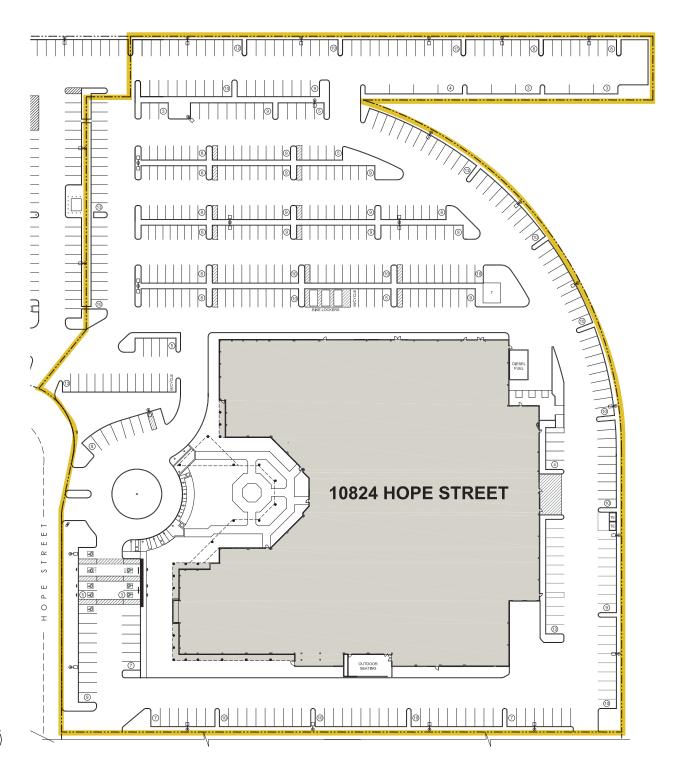


Close proximity to 405, 22 and 605 Freeways





## SITE PLAN

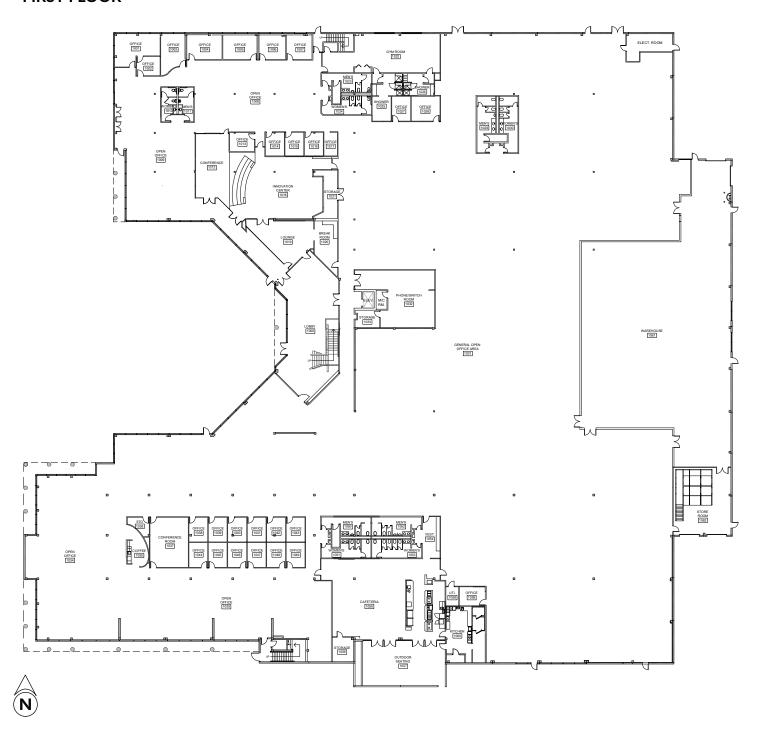




# FLOOR PLANS

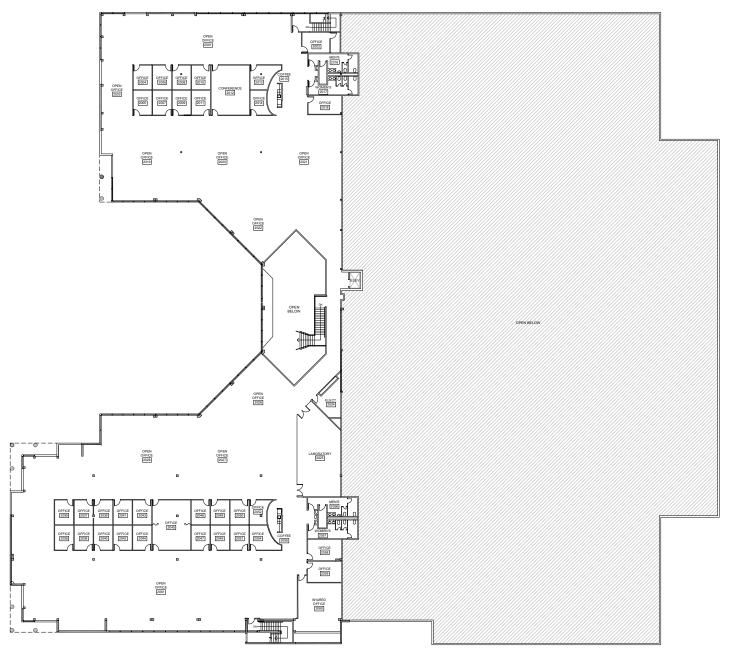
### AS BUILT FLOOR PLANS

**FIRST FLOOR** 



# FLOOR PLANS

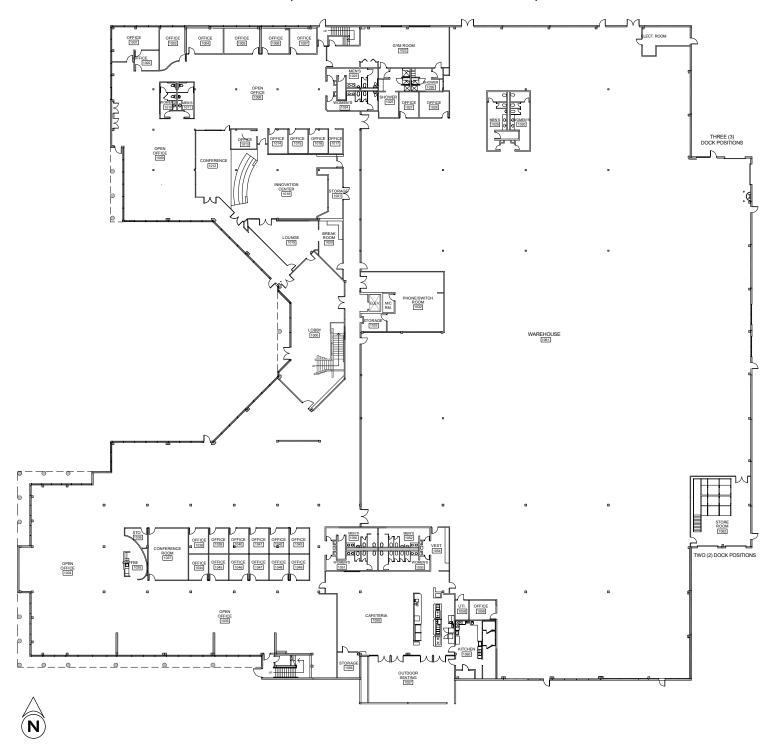
### AS BUILT FLOOR PLANS SECOND FLOOR

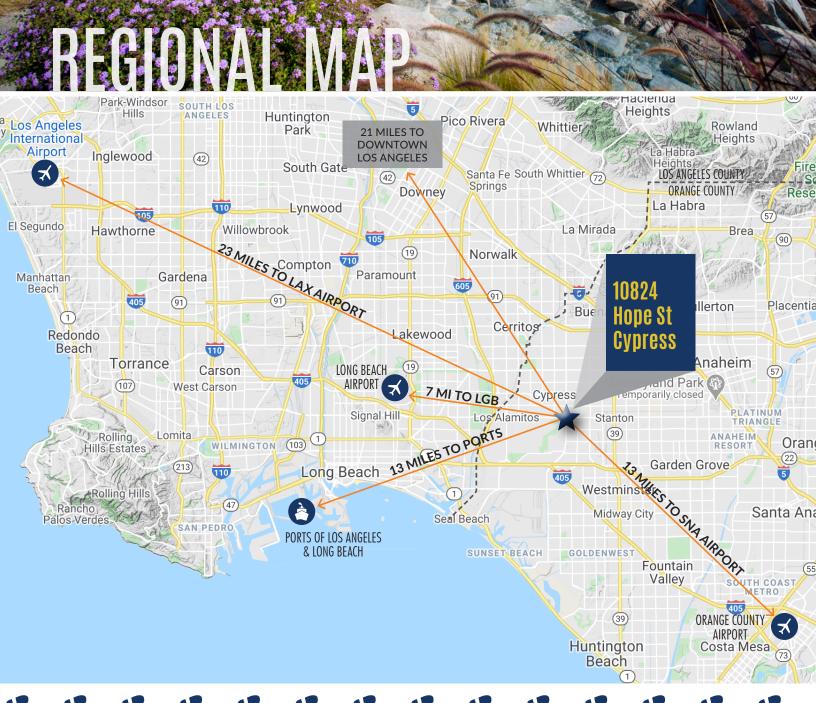




## FLOGR PLANS

#### **CONCEPTUAL FIRST FLOOR PLAN (WITH ENHANCED WAREHOUSE)**





#### **NEARBY RESTAURANTS**

California Fish Grill The Habit Burger Grill Red Robin Burgers
Chilli's Grill & Bar Joe's Gourmet Sandwiches Rubio's
Chipotle Mexican Grill Jimmy John's Sombrero's
El Torito Olive Garden Italian Starbucks
Five Guys Burger Panda Express Super Mex

#### **SHOPPING**

BevMoSmart & Final Extra!Costco WholesaleStaplesCypress Plaza Shopping CtrStater Bros. MarketsDaisoTargetMeridian PlazaTillys

#### 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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