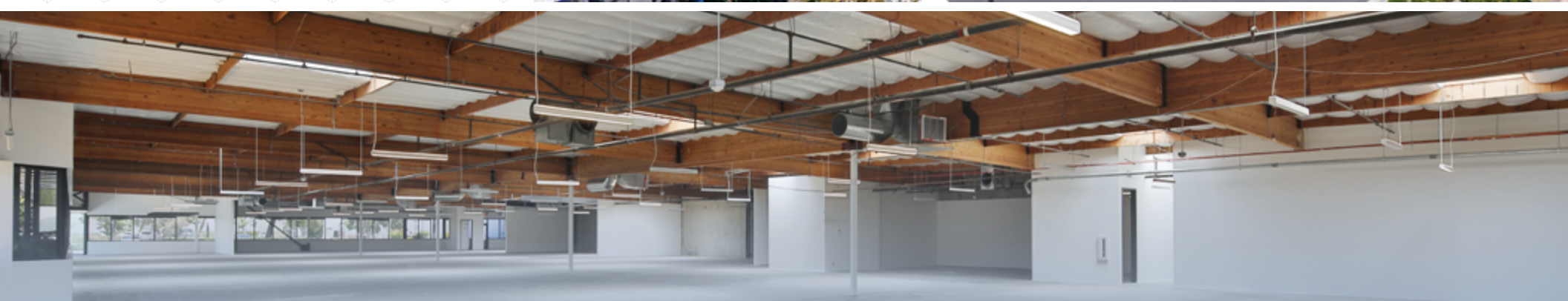


6550

KATELLA AVE, CYPRESS, CA

UNRIVALED OPPORTUNITY IN
CENTRAL CYPRESS LOCATION

272,897 SF



LBA Logistics 

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WAKEFIELD

Property Highlights



242,753 SF
Warehouse/Distribution Space



± 24,539 SF Office Space



1,855 SF Shipping Office



± 5,000 SF Warehouse Office



14 Dock High Doors
with Full Dock Equipment



1 Grade Level Door



Major Street Frontage
on Katella Avenue



265 Parking Spaces



Heavy Power –
4,000 amps; 277/480v
Tenant to verify



26'-28' Warehouse Clearance



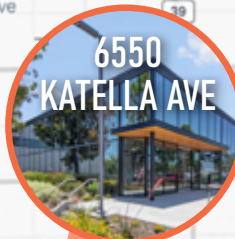
ESFR Sprinkler System





KEY DISTANCES

I-405 (KNOTT AVE)	2.4 miles
I-605 (KATELLA AVE)	3.5 miles
SR-39 (KATELLA AVE)	1.5 miles
SR-91 (KNOTT AVE)	5.3 miles
I-5	6 miles
JOHN WAYNE AIRPORT	16.1 miles
PORTS OF LA & LONG BEACH	21.5 miles
DOWNTOWN LOS ANGELES	34.1 miles
LOS ANGELES INT'L AIRPORT	30 miles
ONTARIO INT'L AIRPORT	45.7 miles



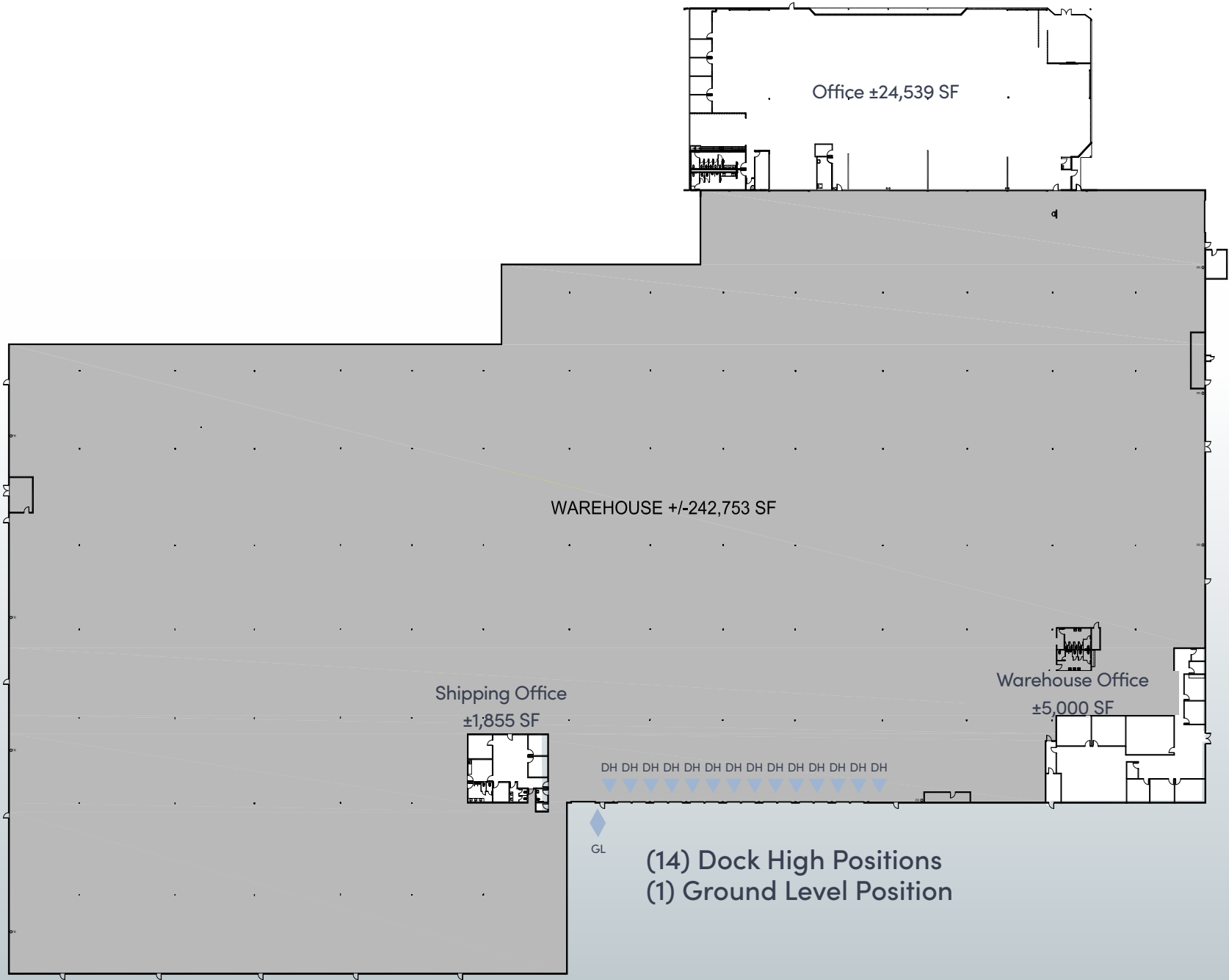
6550 KATELLA AVE
CYPRESS, CA



Amenity Map



Site Plan



6550

KATELLA AVE, CYPRESS, CA

FOR MORE INFORMATION,
PLEASE CONTACT:

TOM SHEETS

Executive Vice President
+1 310 363 4943
tom.sheets@cbre.com
Lic. 01252183

RICK ELLISON

Executive Vice Chairman
+1 949 930 9231
rick.ellison@cushwake.com
Lic. 01196428

QUINT CARROLL

First Vice President
+1 310 363 4973
quint.carroll@cbre.com
Lic. 01914692

RANDY ELLISON

Managing Director
+1 949 930 4371
randy.ellison@cushwake.com
Lic. 01469586



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