


# 6550

KATELLA AVE, CYPRESS, CA

UNRIVALED OPPORTUNITY IN  
CENTRAL CYPRESS LOCATION

**272,897 SF**



LBA Logistics 

CBRE

 CUSHMAN &  
WAKEFIELD

# Property Highlights



272,897 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





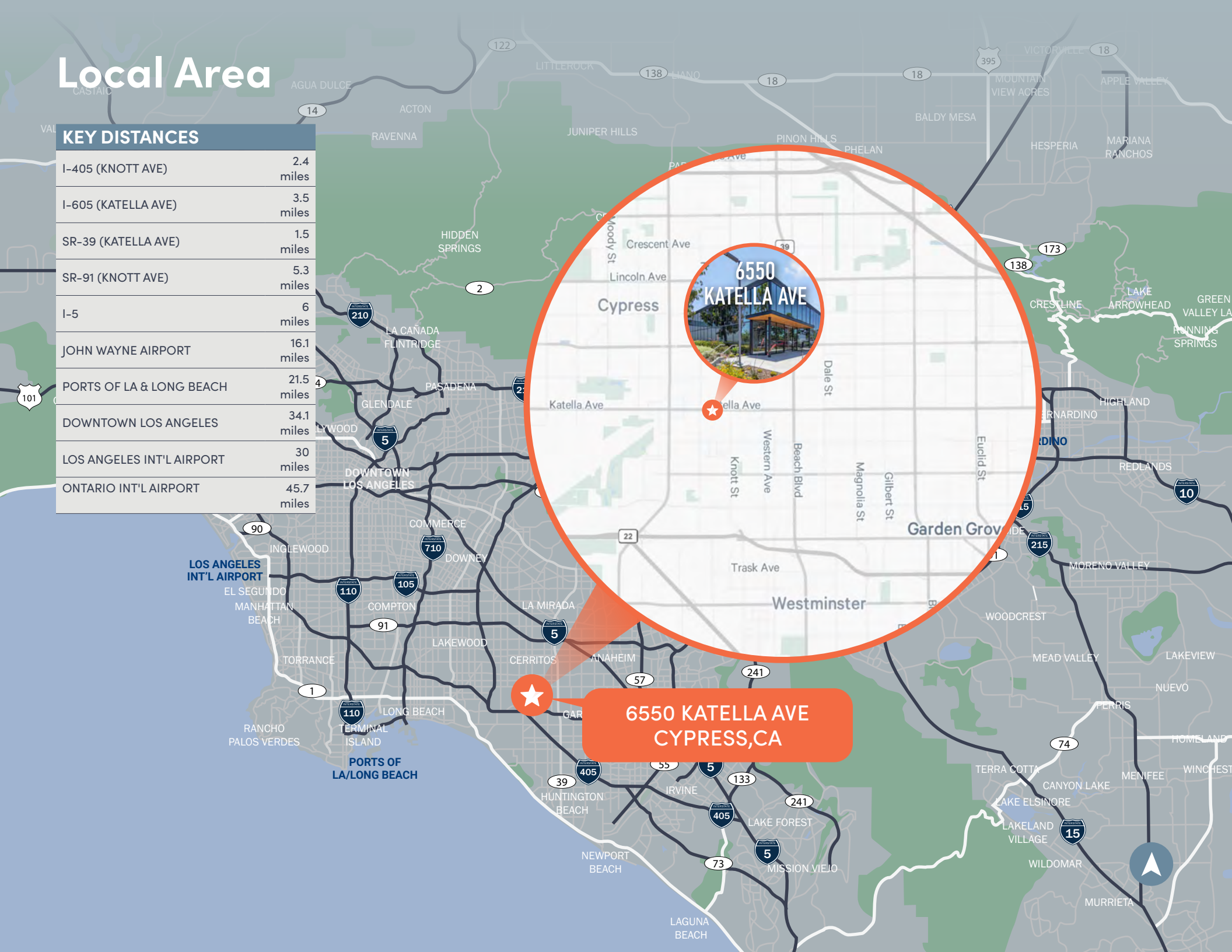
# Local Area

## 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



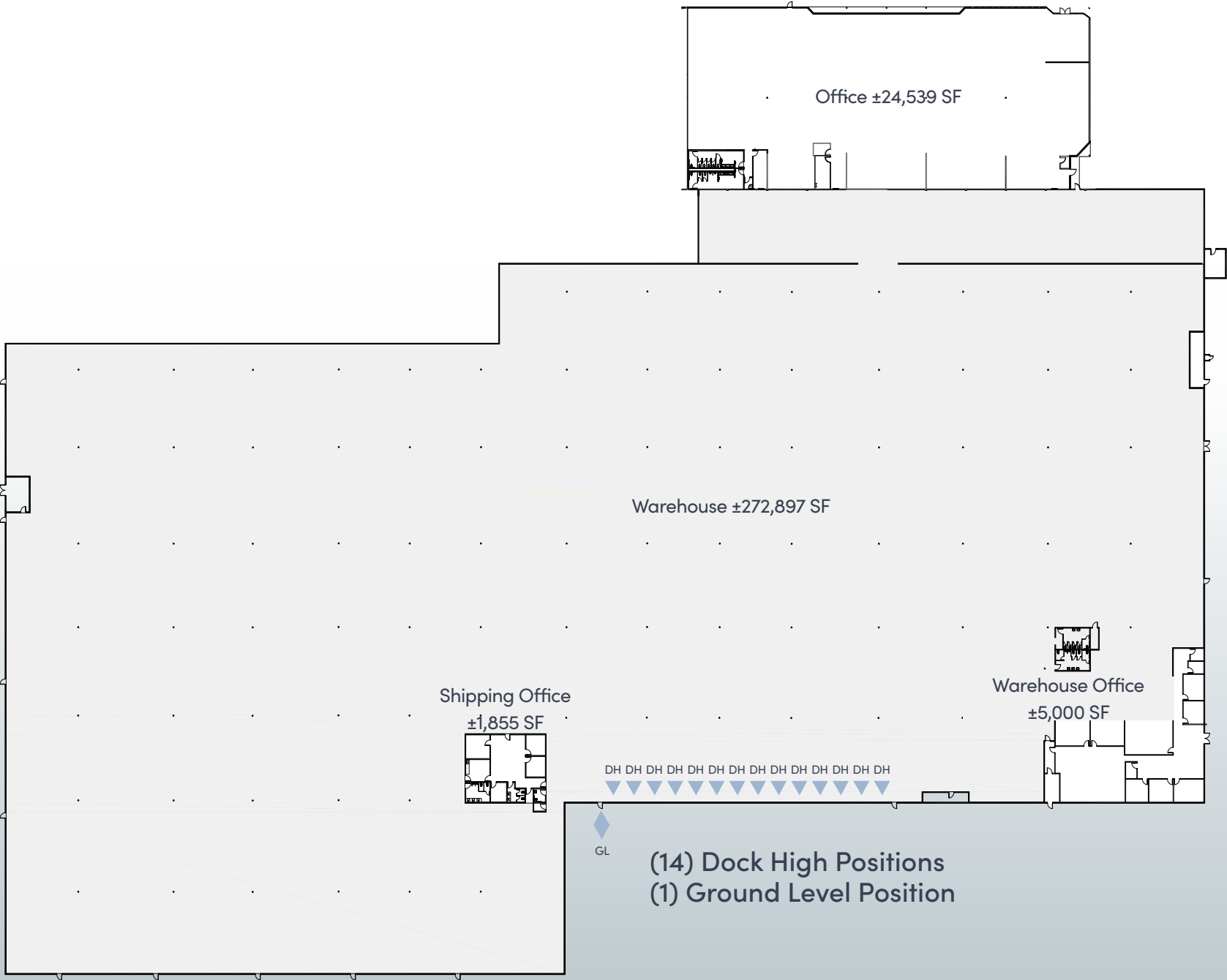
**6550 KATELLA AVE  
CYPRESS, CA**



# Amenity Map



# Site Plan



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FOR MORE INFORMATION,  
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