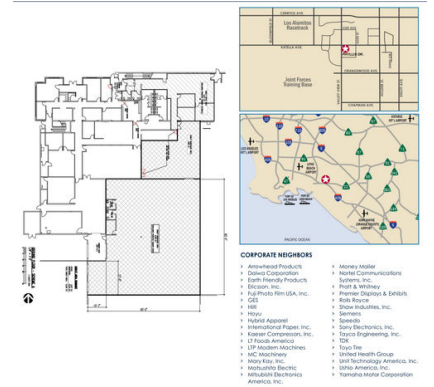


1 6122-6185 Katella Ave



6122-6185 Katella Ave Cypress, CA 90630

Property Type	Industrial	Building Size	94,879 SF	Construction	Tiltwall
Property Subtype	Warehouse/Distribution	Office SF		Class	B
Zoning	PC4	Industrial SF		County	Orange
Building Status	EXISTING	Retail SF		Tax ID/APN	224-262-01
Occupancy Type	Multi-Tenant	Floors	1	Parking Ratio	0.79:1,000
Year Built	1997	Typical Floor SF	94,879 SF	Elevators	0
		Land Size	4.88 Acres	Electrical	

Industrial Sublease

Floor / Suite	Floor 1	Date Available	04/01/2021	Date Revised	01/13/2021
Available SF	12,201 SF	Expenses		Tenant	
Lease Rate	\$1.10 Monthly/SF	TI Allowance		Doors	2 Dock High, 1 Grade
Lease Type	NNN	Clear Height	24 Feet		

Cypress Corporate Center
 High-Image Corporate Headquarters Facility
 Katella Avenue Frontage
 Prestigious Corporate Neighbors
 Competitive NNN Fees
 Sublease Through 02/28/2027



6122-6185 Katella Ave

