

FOR SUBLEASE

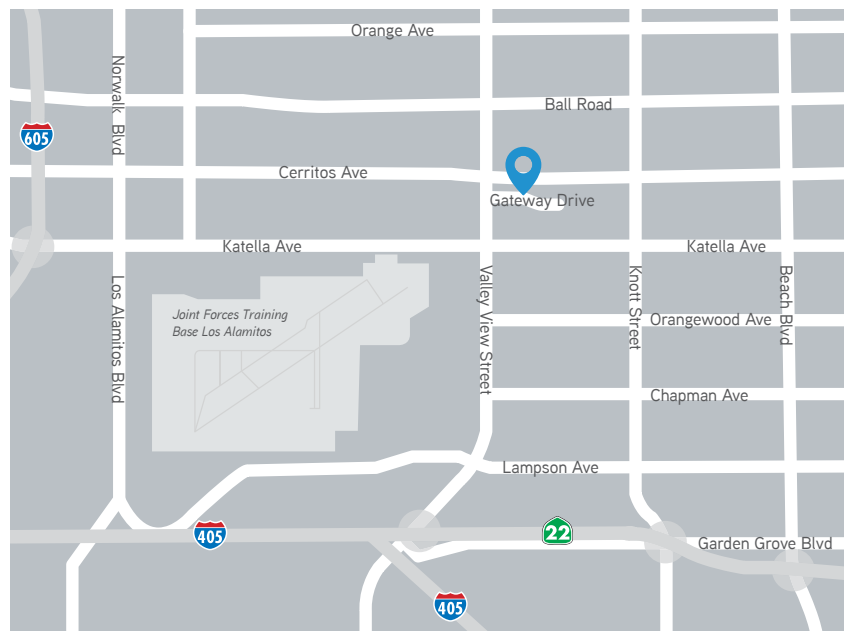
53,208 SF
FLEX / R&D BUILDING

6200 GATEWAY DRIVE, CYPRESS, CA



Building Features

- > Warland Cypress Business Center
- > 53,208 SF Freestanding Flex/R&D Building
- > 3.73 Acre Land Parcel
- > 17,212 SF High Bay Warehouse Area (Air Coolers)
- > 18'-24' Minimum Clear Height
- > Calculated Sprinkler System
- > 1 Dock High Door with Fenced Area
- > 2 Drive-In Doors
- > 1,200 Amps, 277/480 Volt, 3 Phase
- > 188 Parking Spaces
- > Sublease Thru 4/30/2024



Clyde F. Stauff, SIOR

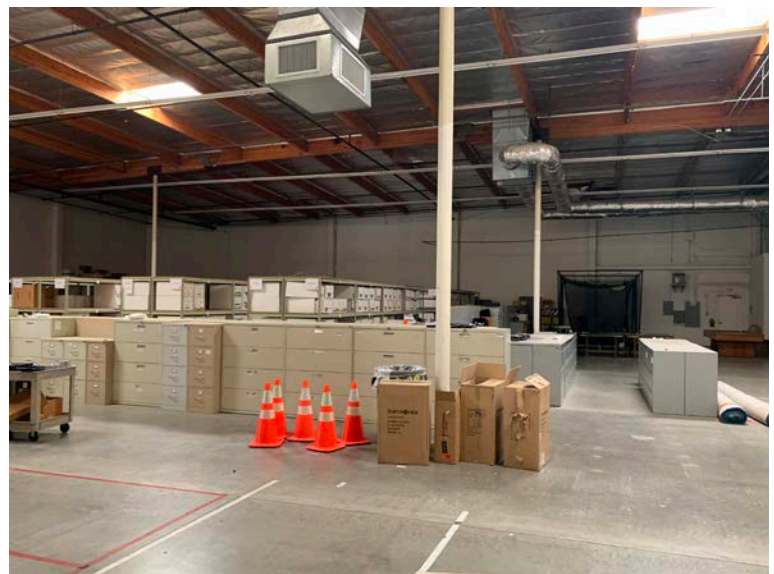
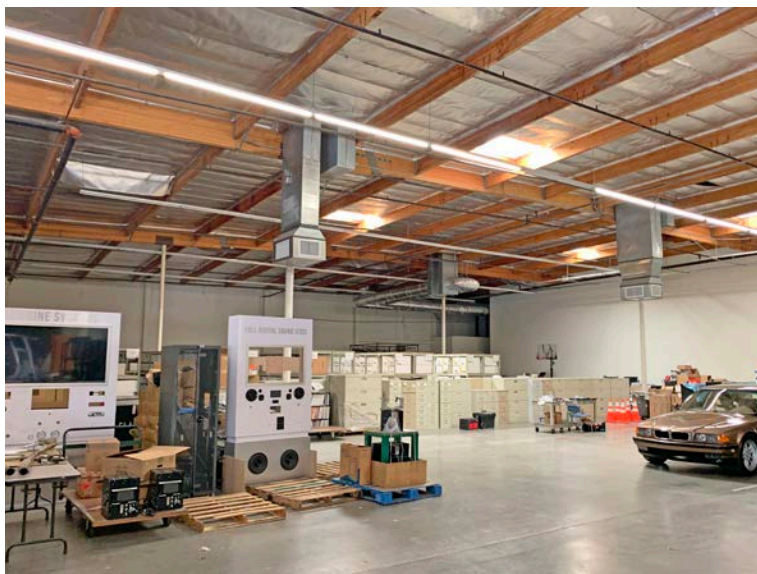
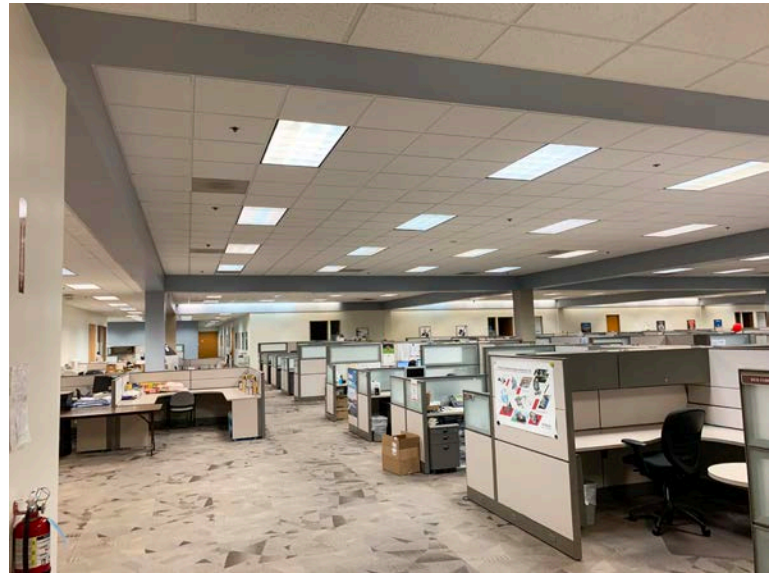
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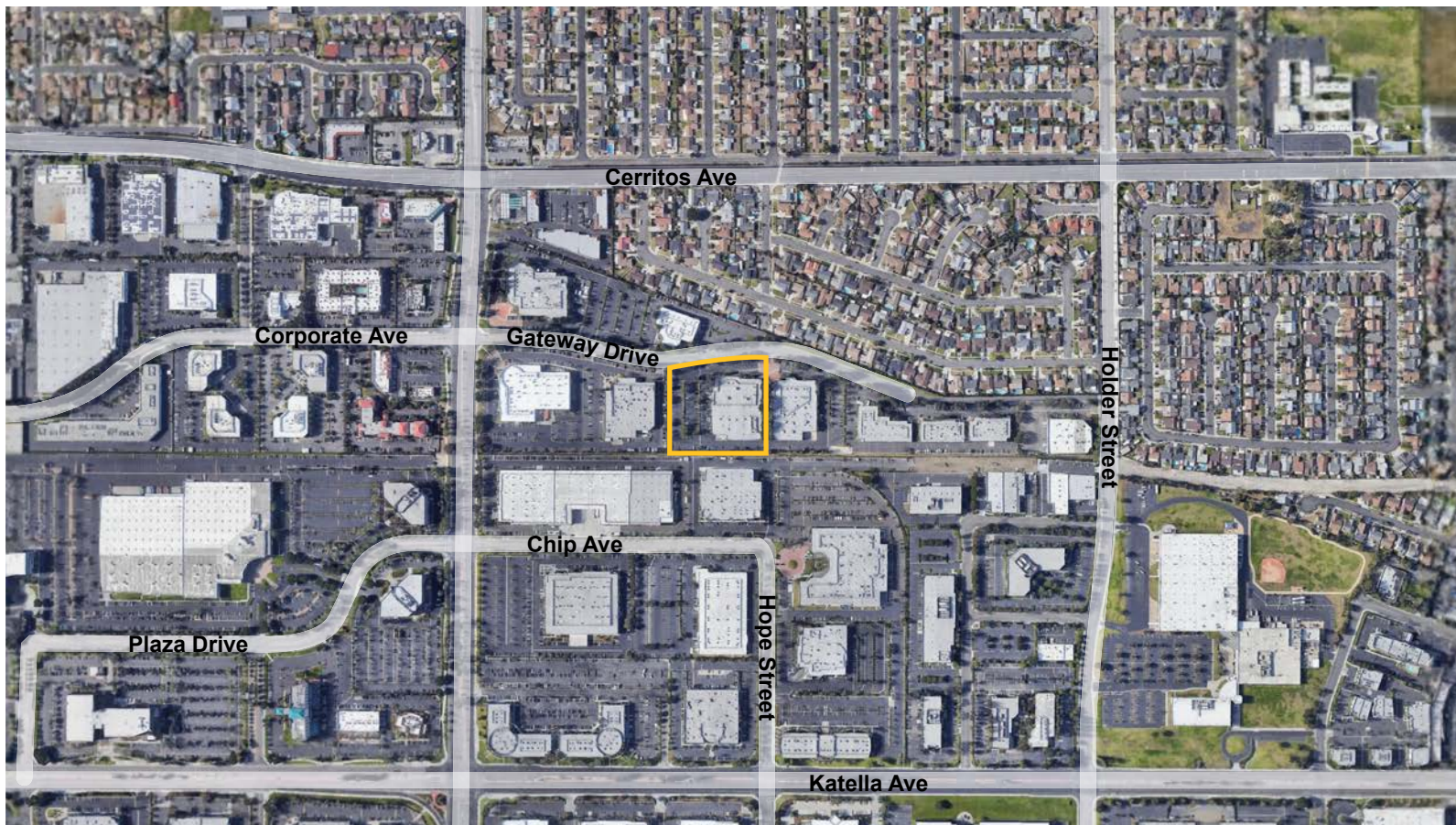
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