

**HIGH IMAGE INDUSTRIAL/
FLEX CONDO**

10850



**10850 WALKER STREET
CYPRESS, CA**

**CYPRESS
BUSINESS CENTER**

CBRE

PROPERTY HIGHLIGHTS



3,979 SF
Industrial/Flex Condo



Excellent West Orange
County Location



1,989 SF Office



One (1) Ground Level
Loading Door (12 x 12)



250 Amp, 120/208
Volt Power (Verify)



25' Clear Height



Retail Amenities in
Walking Distance



LED Warehouse
Lighting



Fire Sprinklered



Clean Span
Warehouse



Warehouse
Sky Lights



Drive Around Access



Good Access to 405,
605 & 22 Freeways



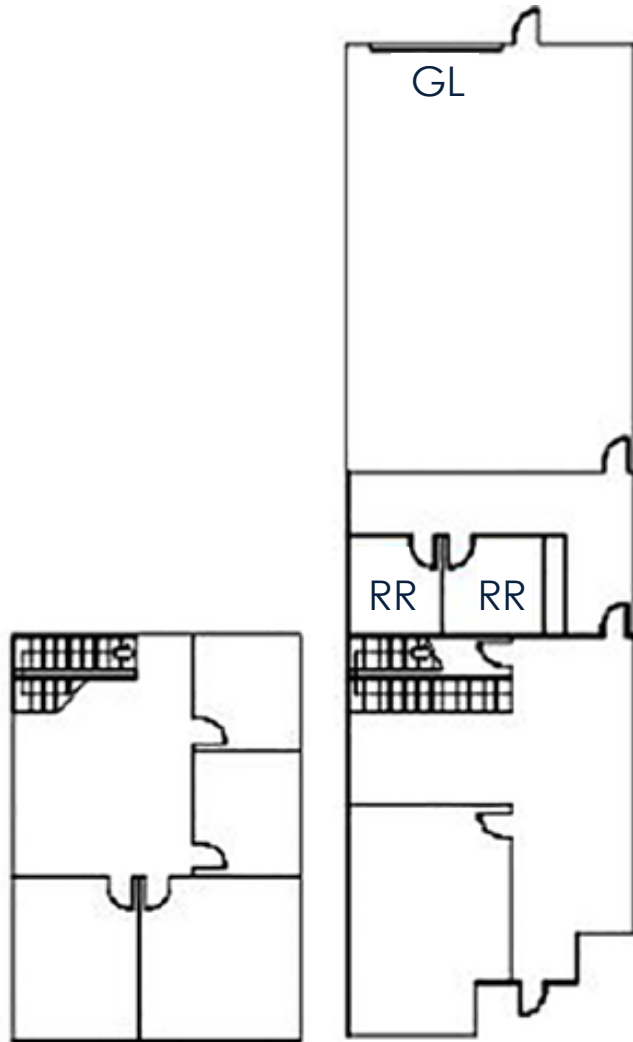
2004 Construction



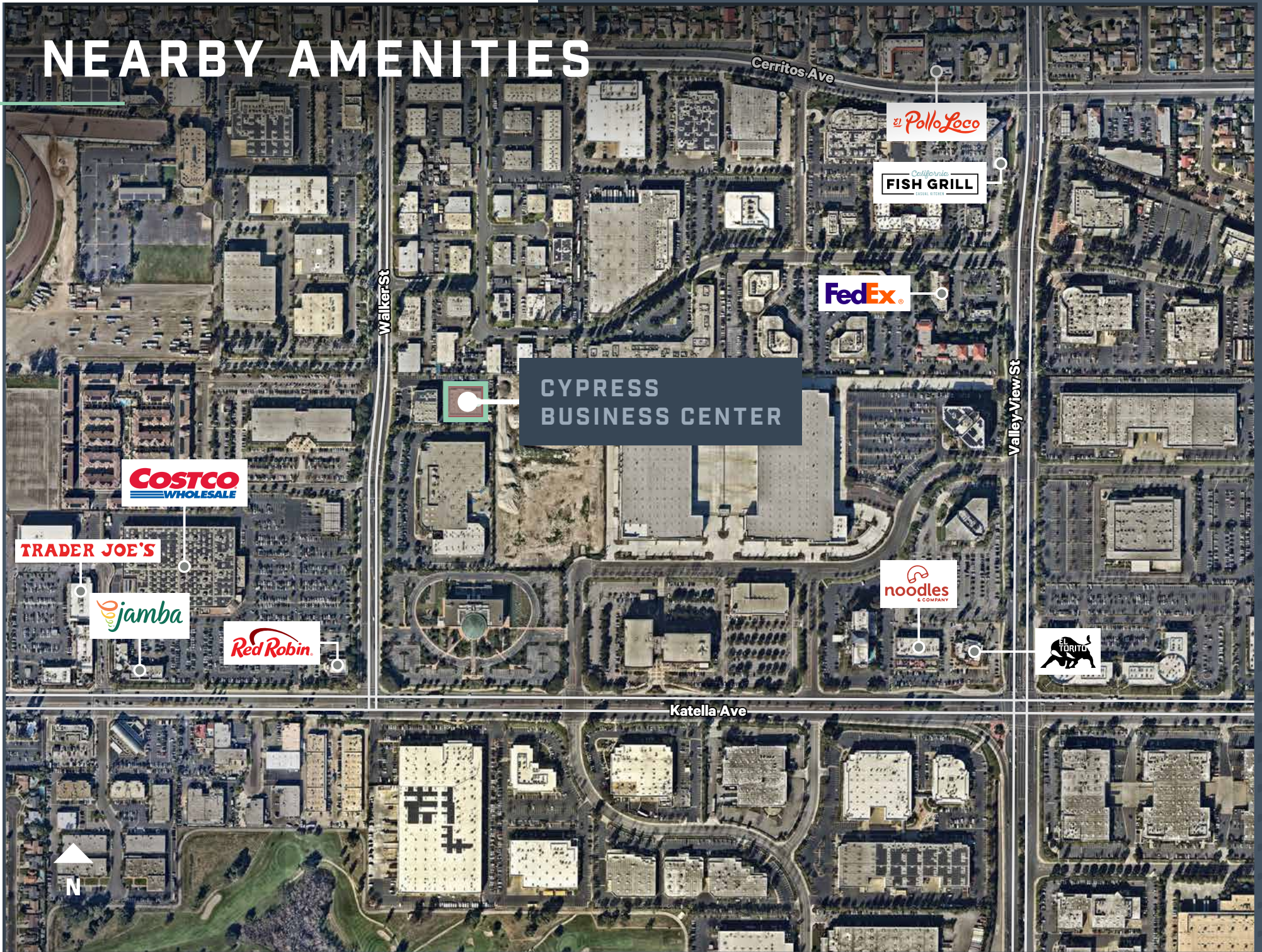
Professional
Business Park



FLOOR PLAN



NEARBY AMENITIES



Walker St

Cerritos Ave

Valley View St

Katella Ave

CYPRESS
BUSINESS CENTER

COSTCO
WHOLESALE

TRADER JOE'S

jamba

Red Robin

FedEx

Pollo Loco

California
FISH GRILL

noodles
& COMPANY

TORITO



AERIAL



Ball Rd

Cerritos Ave

LOS ALAMITOS RACE COURSE

Katella Ave

JOINT FORCES TRAINING
BASE LOS ALAMITOS



CYPRESS
BUSINESS CENTER

Los Alamitos Blvd

Valley View St

Knott St

Chapman Ave

22

405

N

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CBRE

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