



±36,841 SF FOR SALE

10775 BUSINESS CENTER DRIVE
CYPRESS, CA

CBRE

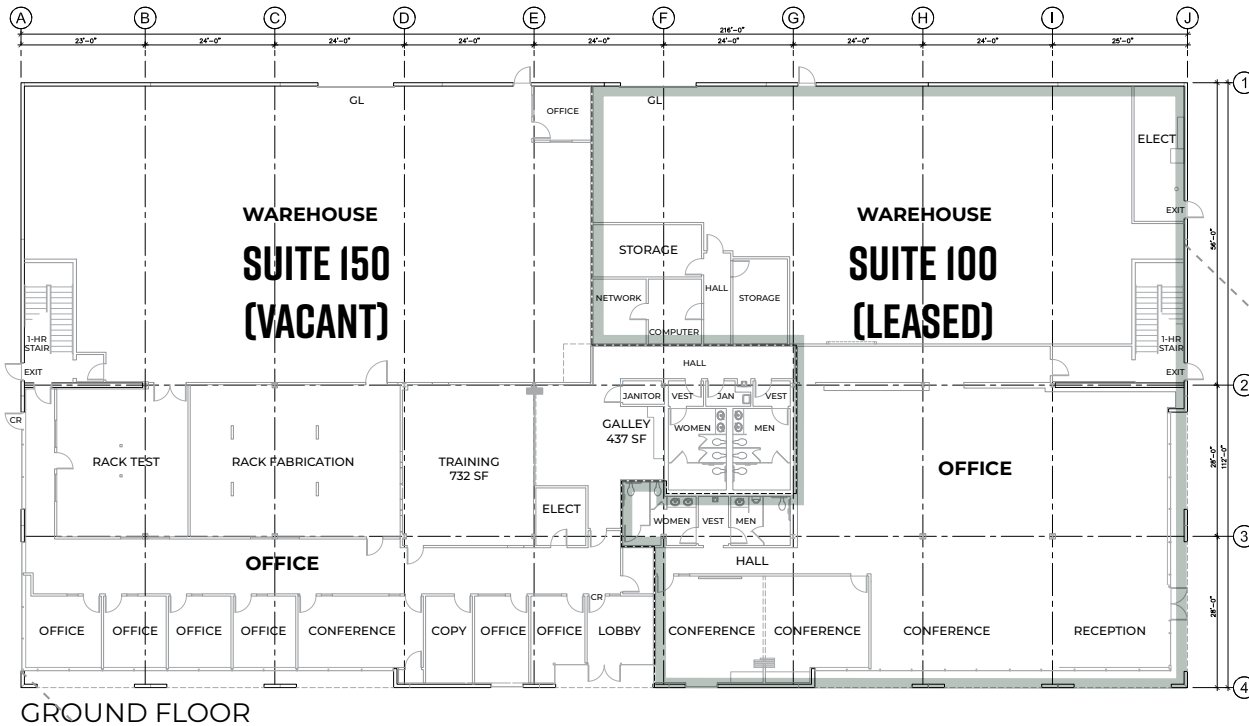


PROPERTY FEATURES

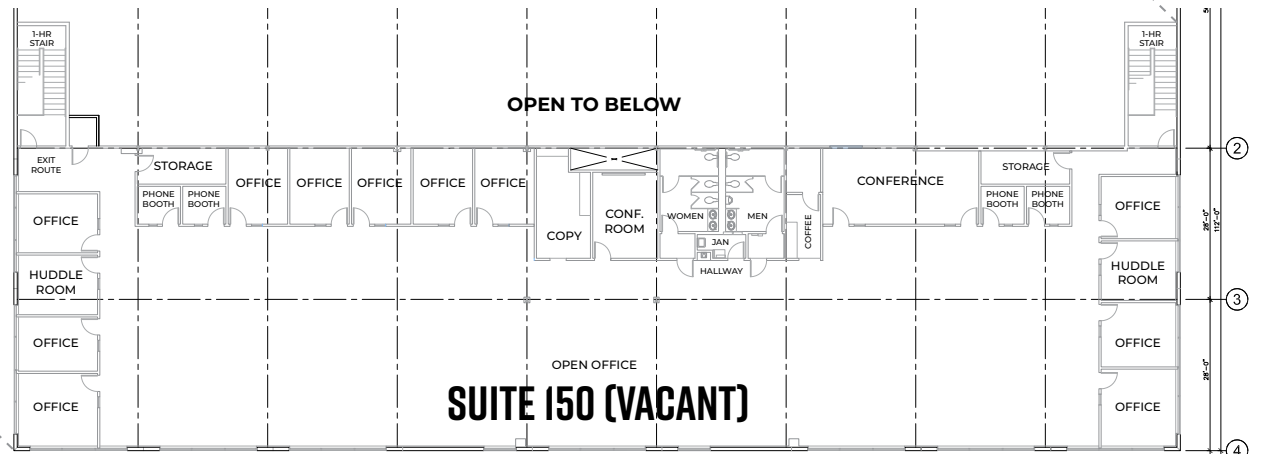
Building Size	36,841 SF
Divisible	To Suit
Warehouse/R&D/Office	To Suit
Land Area	82,764 SF
Grade Level Doors	Two (2)
Parking Ratio	3.3:1,000
Parking Stalls	123
Clear Height	24 Feet
Power	800 Amps
Sprinkler	Fully Sprinklered
Built	1985
Property Type & Sub-Type	Industrial – R&D/Flex



FLOOR PLAN

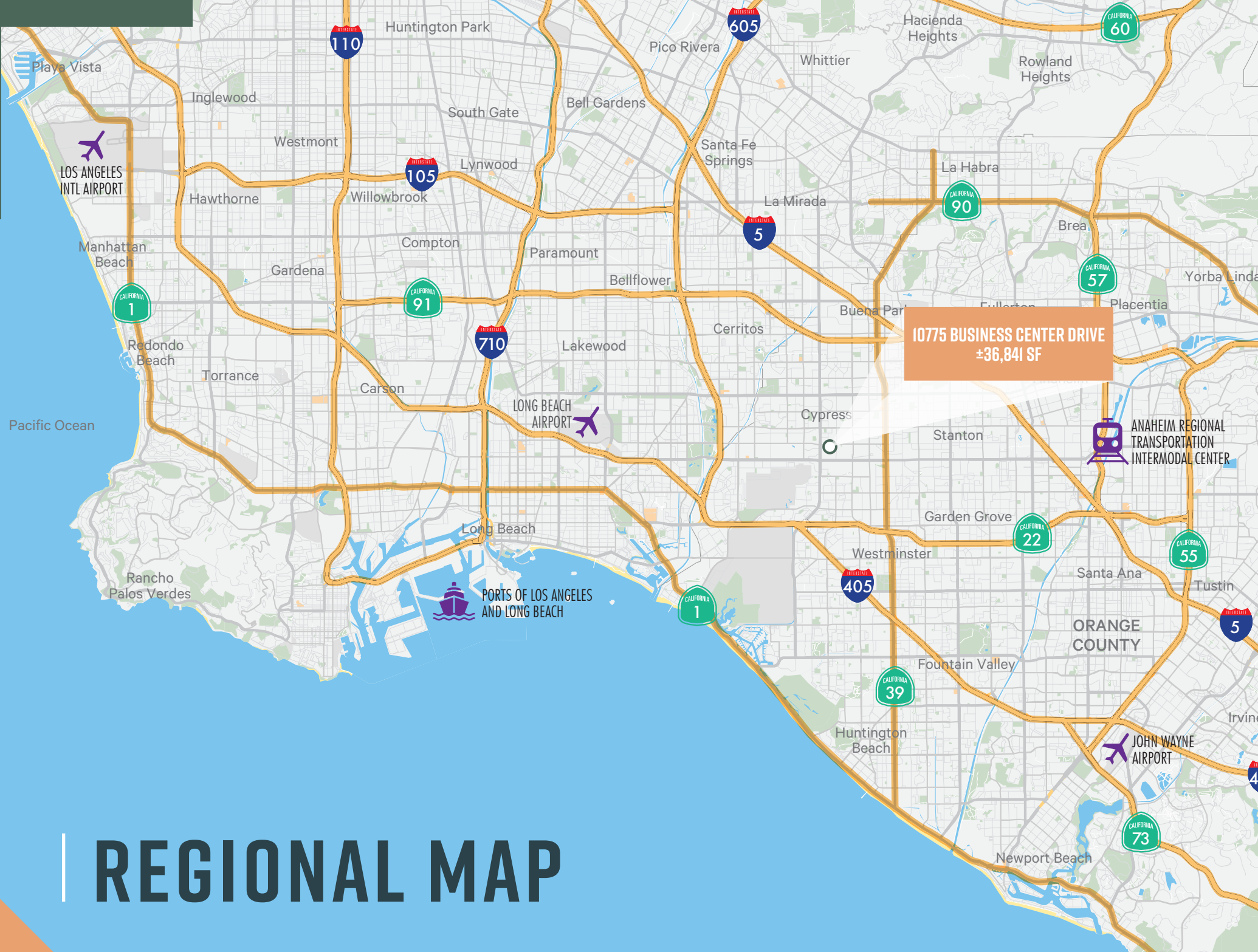


GROUND FLOOR



SECOND FLOOR

SUITE 150 (VACANT)



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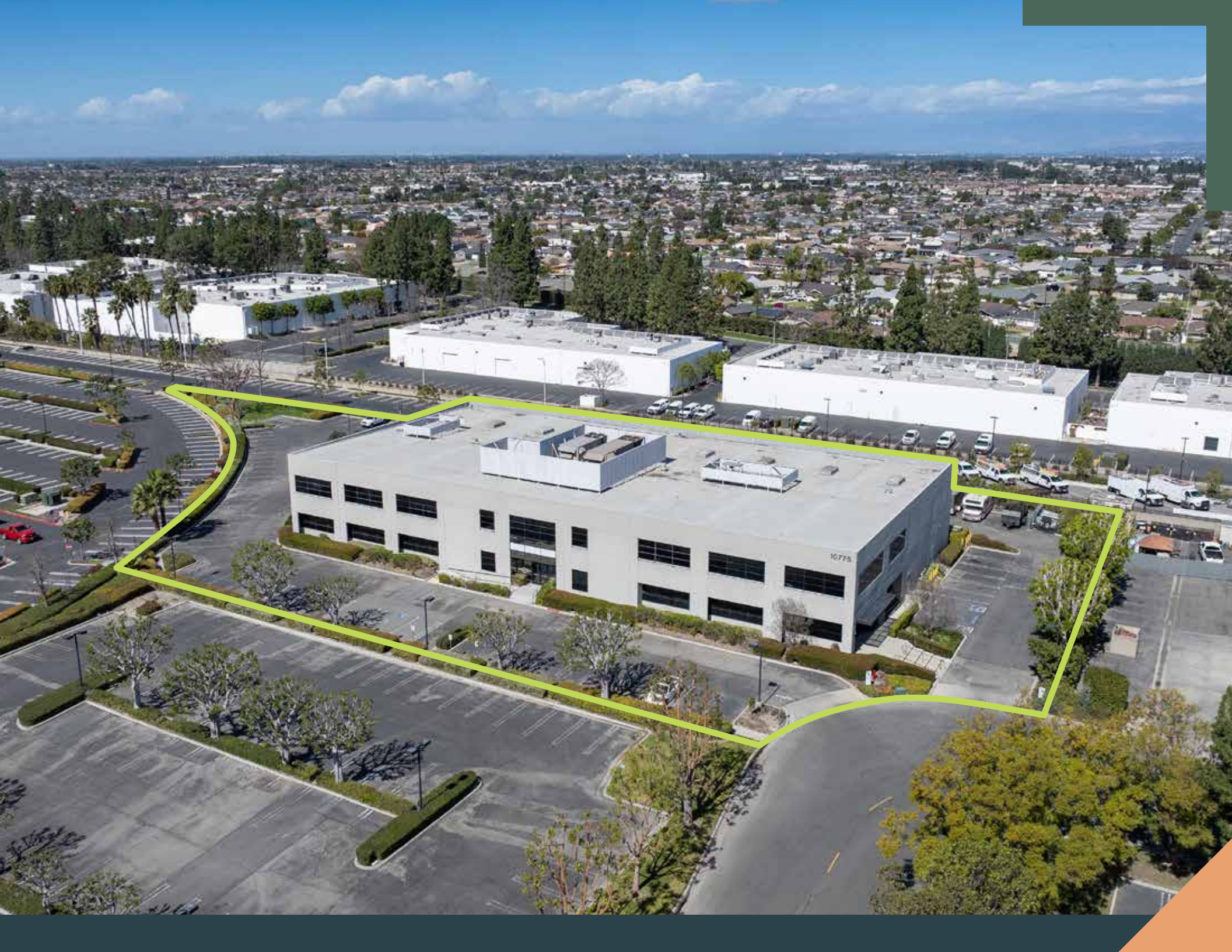
REGIONAL MAP

SITE PLAN

PARKING PLAN







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