

10602 WALKER STREET

CYPRESS, CALIFORNIA



**RENOVATIONS
UNDERWAY**

MAY 2025 COMPLETION

NEWMARK

6,942 SF INDUSTRIAL BUILDING FOR LEASE

HIGHLIGHTS



Versatile building, can accommodate a variety of uses



6,942 SF available for lease



3,500 SF warehouse space



2,000 SF office space



1,400 SF lab/flex/tech



400 amps, 120-208 volts



Fenced yard



1 GL door (1 additional possible)

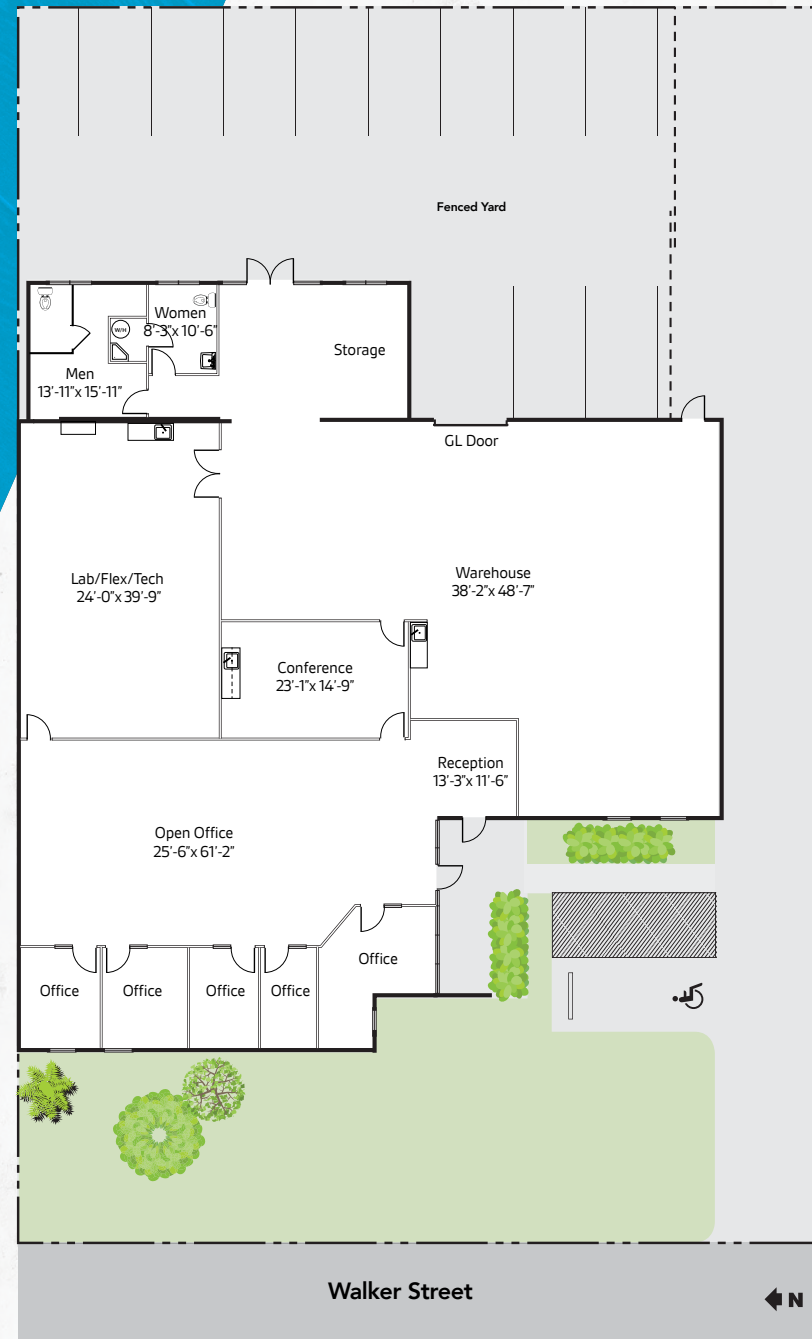


Major street frontage/signage



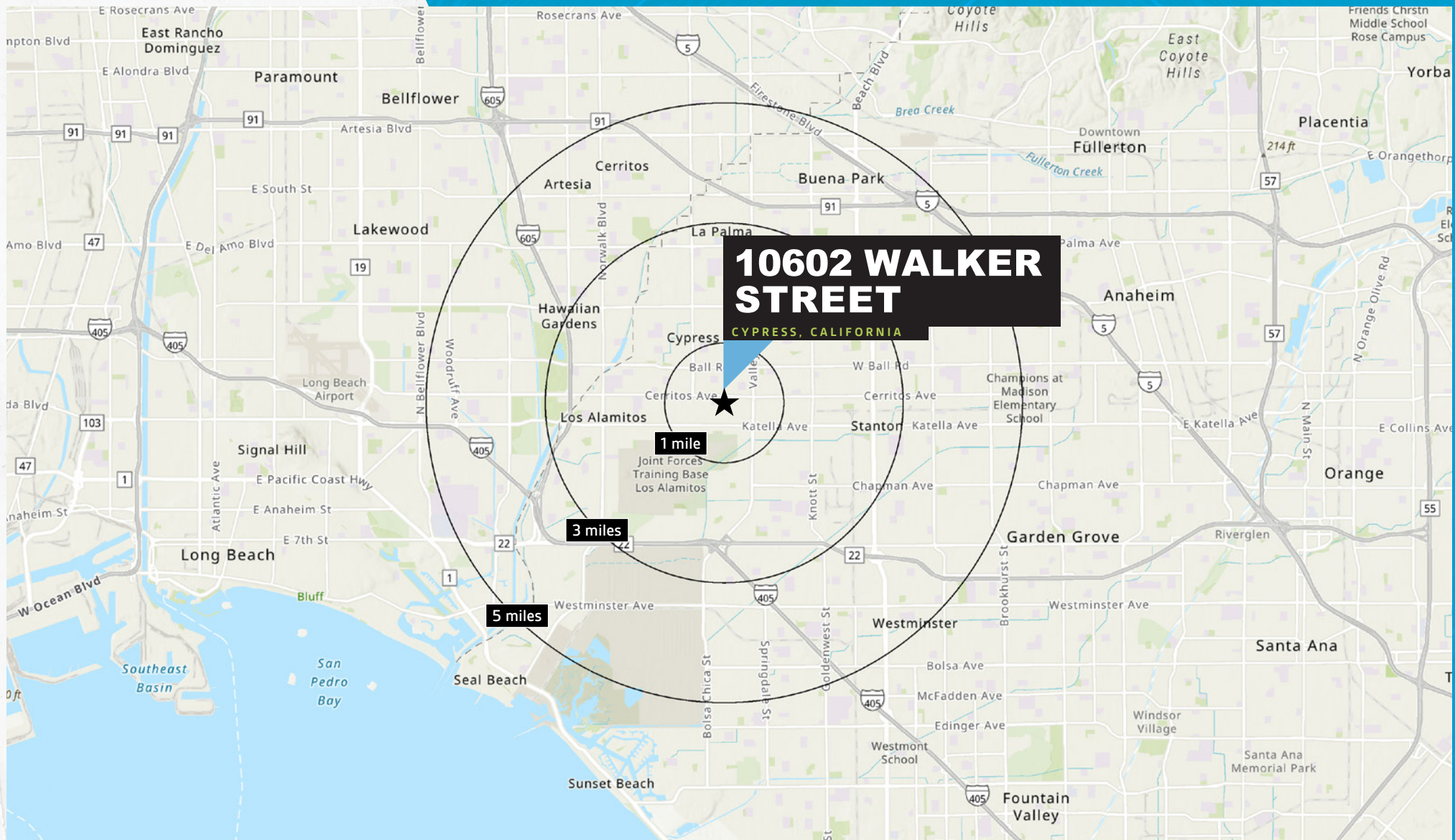
Easy access to 605, 405, and 22 freeways

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HIGHLIGHTS

Cypress, California, is a prime location, with strong community appeal, and excellent amenities. The city boasts a low crime rate, well-maintained parks, and a variety of shopping and dining options, enhancing its suburban charm. Its strategic location near major freeways, including the 405, 605, and 91, provides convenient access to employment hubs in Orange and Los Angeles counties. Additionally, Cypress has a strong local economy, home to major employers such as Mitsubishi Motors and UnitedHealth Group, attracting professionals looking for a great place to live. With a mix of residential appeal, economic stability, and proximity to top attractions like Disneyland and the coast, Cypress presents an excellent opportunity for buyers seeking a balanced Southern California lifestyle.



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FOR MORE INFORMATION,
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