



±23,557 SF of Ground Floor Industrial/R&D Space

10550
CAMDEN DRIVE
CYPRESS, CA 90630

SUBLEASE



PROPERTY HIGHLIGHTS

±23,557 SF Ground Floor Industrial/R&D Space



Part of a Larger ±78,116 SF Building



Located on ±4.28 Acres



±13,777 SF of Single-Story Office Area



±9,780 SF of Warehouse Area



Large Gym/Fitness Center



26' Warehouse Clearance



One (1) Ground Level Door



Two (2) Dock High Doors



Gated Yard Area



1,600 Amps, 277/480 V (verify)



Fully Sprinklered (.29/3,000 GPM)



Warehouse Racking with In-Rack Sprinklers



71 Parking Stalls with EV Charging Stations (Expandable)



Major Street Frontage



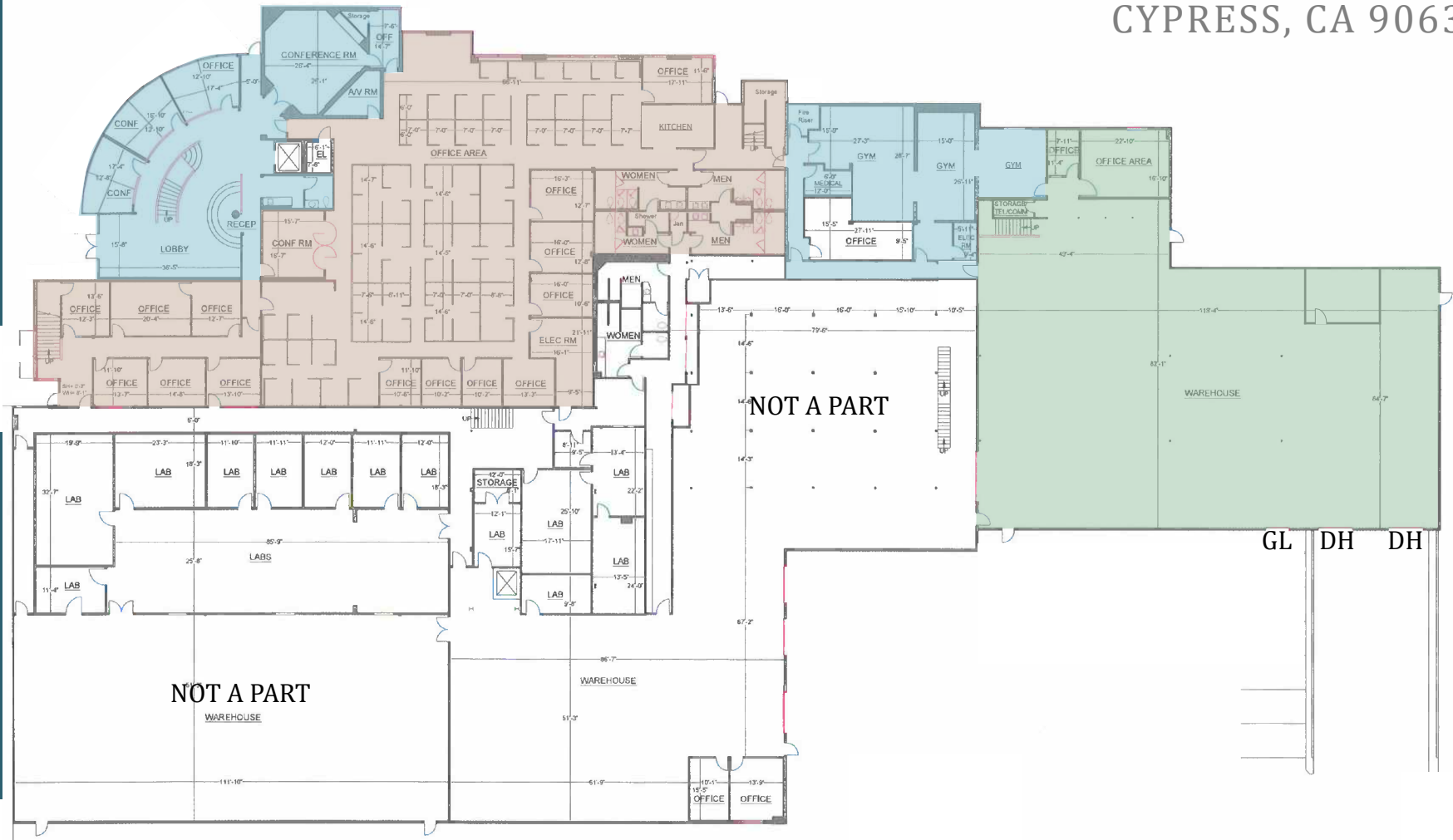
Excellent Access to 605, 405 and 22 Freeways



FLOOR PLAN

±23,557 SQUARE FEET

10550
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Common Area Office Industrial



PROPERTY PHOTOS

10550 Camden Drive, Cypress, CA 90630



PROPERTY PHOTOS



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W. Cerritos Avenue

Katella Avenue

Valley View Street



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