

# WARLAND

CYPRESS BUSINESS CENTER

**6181 CHIP AVENUE**  
CYPRESS, CALIFORNIA



[www.warlandcypress.com](http://www.warlandcypress.com)

**FOR LEASE :: ±27,980 SF**

## FEATURES:

- High Image Industrial Building
- ±65% Office
- 79 Car Parking
- 26' Minimum Clearance
- One (1) Truckwell Position
- Two (2) Ground Level Doors
- See Reverse for Floor Plans
- Call to show

## AMENITIES:

- 200-Acre Planned Development
- People-Oriented Environment
- Long-term Ownership with Commitment to Building Quality
- Outstanding Labor Supply
- Expansion Flexibility
- Minutes to San Diego (405), Garden Grove (22) and San Gabriel (605) Freeways



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**CBRE**

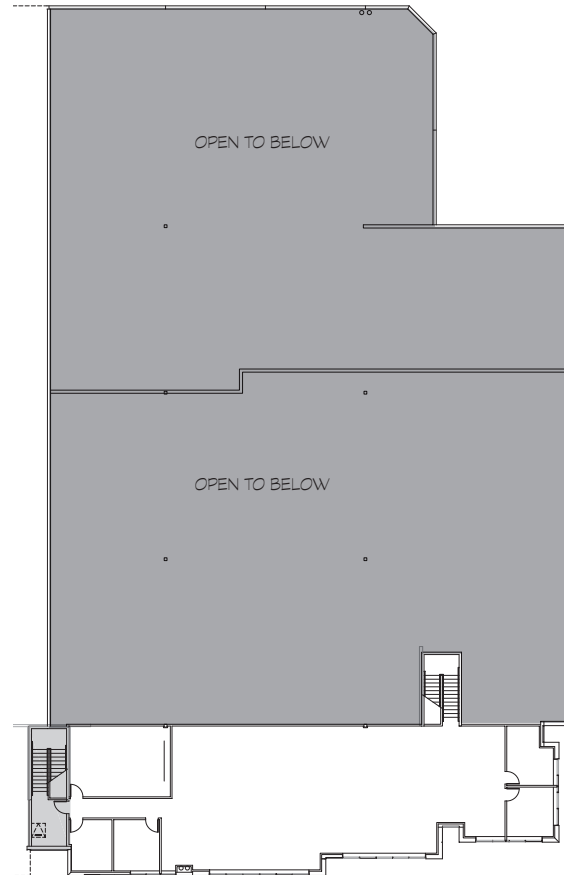
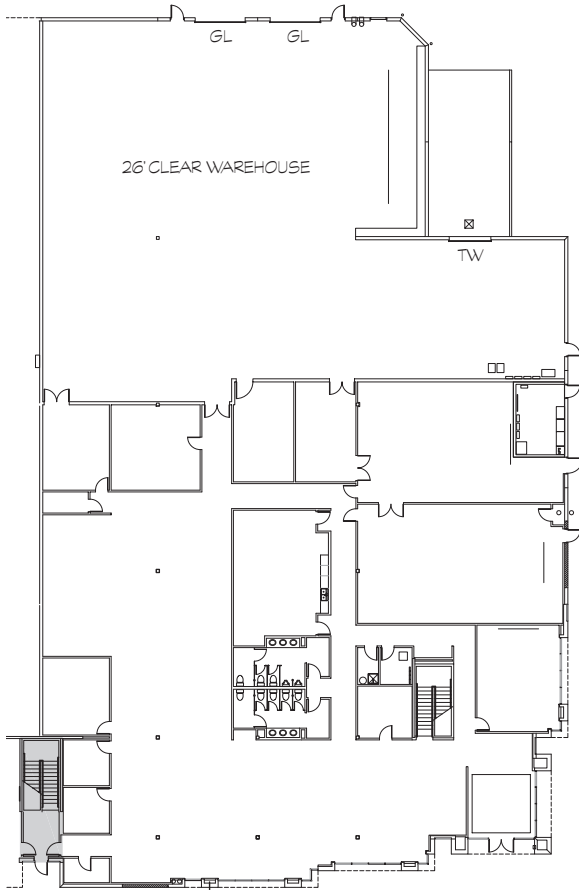
Broker Lic. 00409987  
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Orange, CA 92868

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**FIRST FLOOR PLAN: ±24,282 SF**

**SECOND FLOOR PLAN: ±3,698 SF**



**CORPORATE NEIGHBORS:**

- |                        |                   |
|------------------------|-------------------|
| Rolls-Royce Composites | Mitsubishi Motors |
| Zodiac Aerospace       | Time Warner       |
| DRS Technologies       | Shaw Carpet       |
| Johnson Controls       | General Motors    |
| Mitsubishi Electric    | Siemens           |



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