

# FOR LEASE | ± 14,754 SF

## High-Image Manufacturing / Distribution Facility

10701 Holder Street, Cypress, CA



### RARE LEASE OPPORTUNITY WITHIN THE CYPRESS CORRIDOR

#### PROPERTY FEATURES

- High-Image Corporate Headquarters
- ± 14,754 SF Portion of a Larger 28,500 SF Building
- ± 4,350 SF Downstairs Office
- One (1) Dock High Loading Door (Interior Truckwell)
- Ground Level Loading Possible
- 44 Parking Spaces (3:1,000 Parking Ratio)
- ± 22' - 24' Warehouse Clearance
- Excellent Access to the 22, 405, and 605 Freeways
- Corporate Neighbors include Yamaha, Mitsubishi, Mark Kay, Siemens, Speedo, Fuji Film, Rolls Royce



**MIKE BOUMA, SIOR**  
Senior Vice President  
714.935.2340  
mbouma@voitco.com  
Lic. #01070753

**PAUL CAPUTO, MBA**  
Senior Vice President  
714.935.2332  
pcaputo@voitco.com  
Lic. #01196935

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2400 E. Katella Ave., Suite 750, Anaheim, CA 92806 • 714.978.7880 • 714.978.9431 Fax • Lic #01991785

www.VoitCo.com

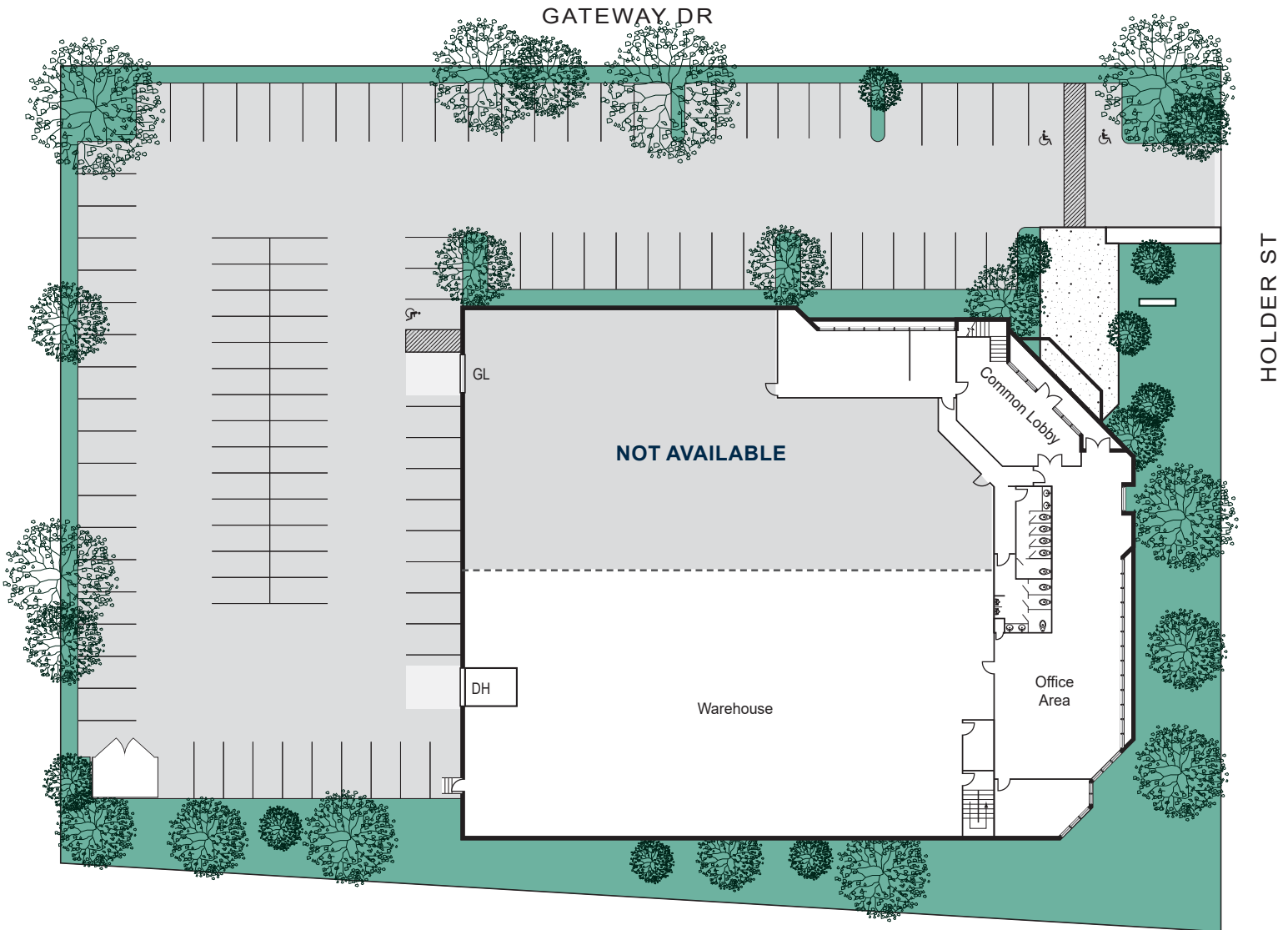
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### SITE PLAN



\*Not To Scale

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