

114 GRAND CYPRESS AVE

HIGH-IMAGE INDUSTRIAL/FLEX SPACE
FOR SALE/LEASE



STRATTON
INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES

114 GRAND CYPRESS AVE, PALMDALE, CA 93551



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GRAND CYPRESS

INDUSTRIAL/FLEX SPACE

FOR SALE/LEASE

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72,925 SQ.FT.



SCAN, TAP or CLICK!

3D TOUR



Robert Stratton

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Stratton International, Inc. is pleased to present the opportunity to purchase or lease Industrial/Flex space at 114 Grand Cypress Ave, Palmdale, CA 93551. This state-of-the-art 72,925 sq.ft. Industrial building features beautiful administrative build-out and a 26' tall warehouse with four dock-high bays and four ground-level doors. This exceptional property is well-positioned in Palmdale, CA adjacent to the Palmdale Regional Airport, Antelope Valley Country Club and SR-14.

PROPERTY TYPE..... INDUSTRIAL/FLEX
BUILDING SQ.FT...... 72,925
LOT SIZE SQ.FT...... 170,093
OCCUPANCY..... SINGLE OR MULTI
YEAR BUILT..... 2006
FLOORS..... 2
DRIVE-IN DOORS..... 4X 12'X14'
DOCK HIGH DOORS..... 4X 10'X10'
APN(S)..... 3005-046-025
CEILING HEIGHT..... 26'
PARKING SPACES..... 146 SPACES - 2/1000 SQ.FT.
ZONING..... MPD
POWER..... 2000A/480V 3P 4W
SPRINKLERS..... YES, ESFR SYSTEM

\$165
 PRICE PER SQ.FT.
\$0.75-\$0.85
 TRIPLE NET





**BEAUTIFUL
RECEPTION**





SECOND FLOOR OFFICE SPACE

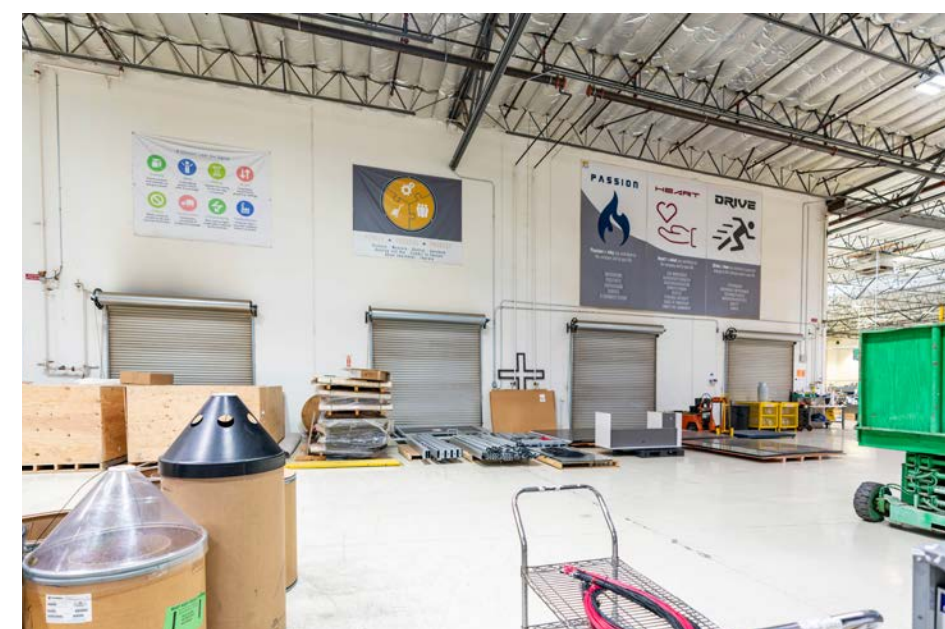
Upstairs is partitioned offices, private office space, conference rooms, restrooms & kitchen.



**26' FT
CLEAR
HEIGHT**

TALL CEILINGS & AMPLE LOADING

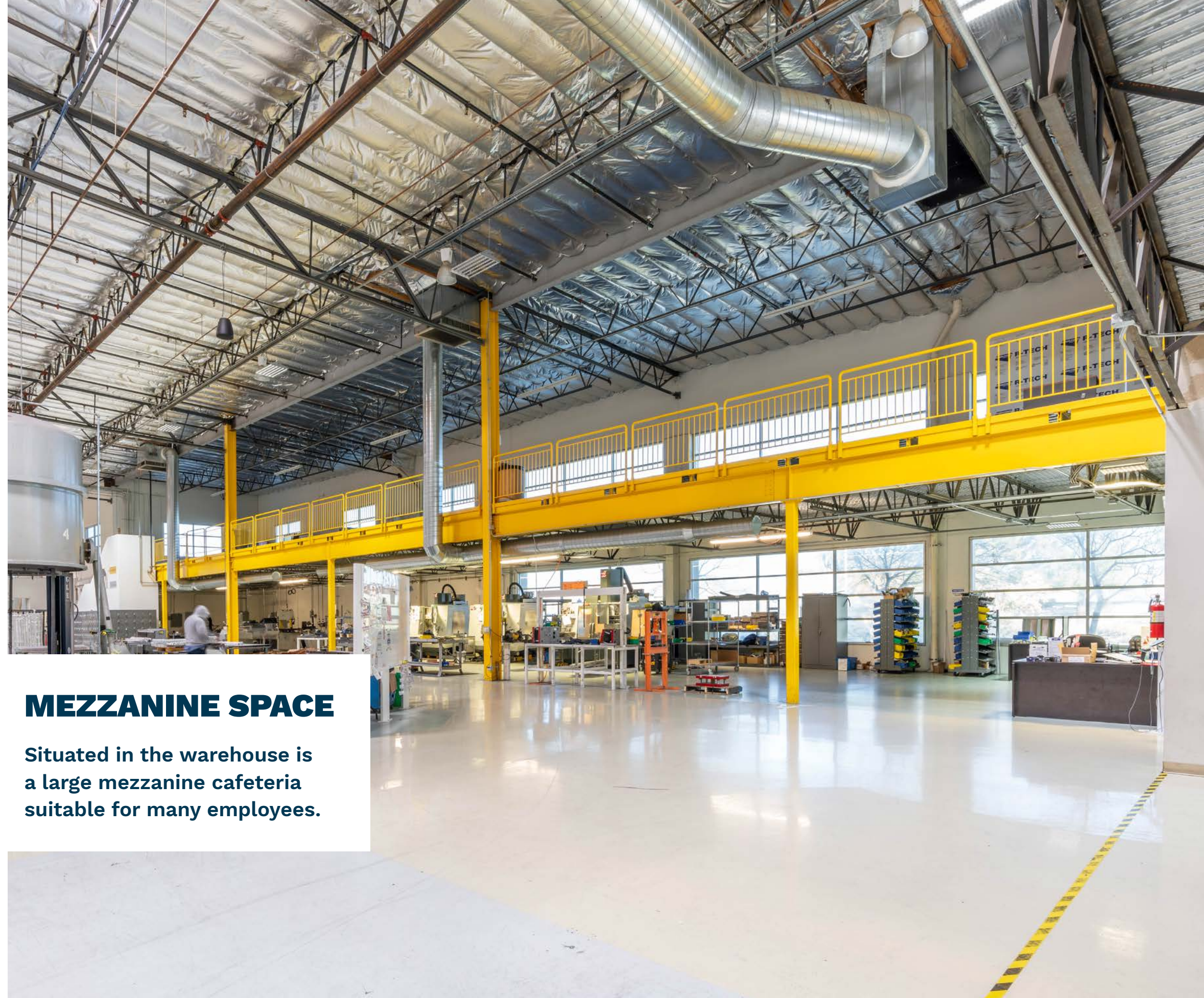
Tenants will appreciate the 26' ft. tall ceilings, four dock-high bays & four ground-level truck doors.





FUNCTIONAL WAREHOUSE

The large warehouse features an efficient layout with staging areas, private offices & control room.



MEZZANINE SPACE

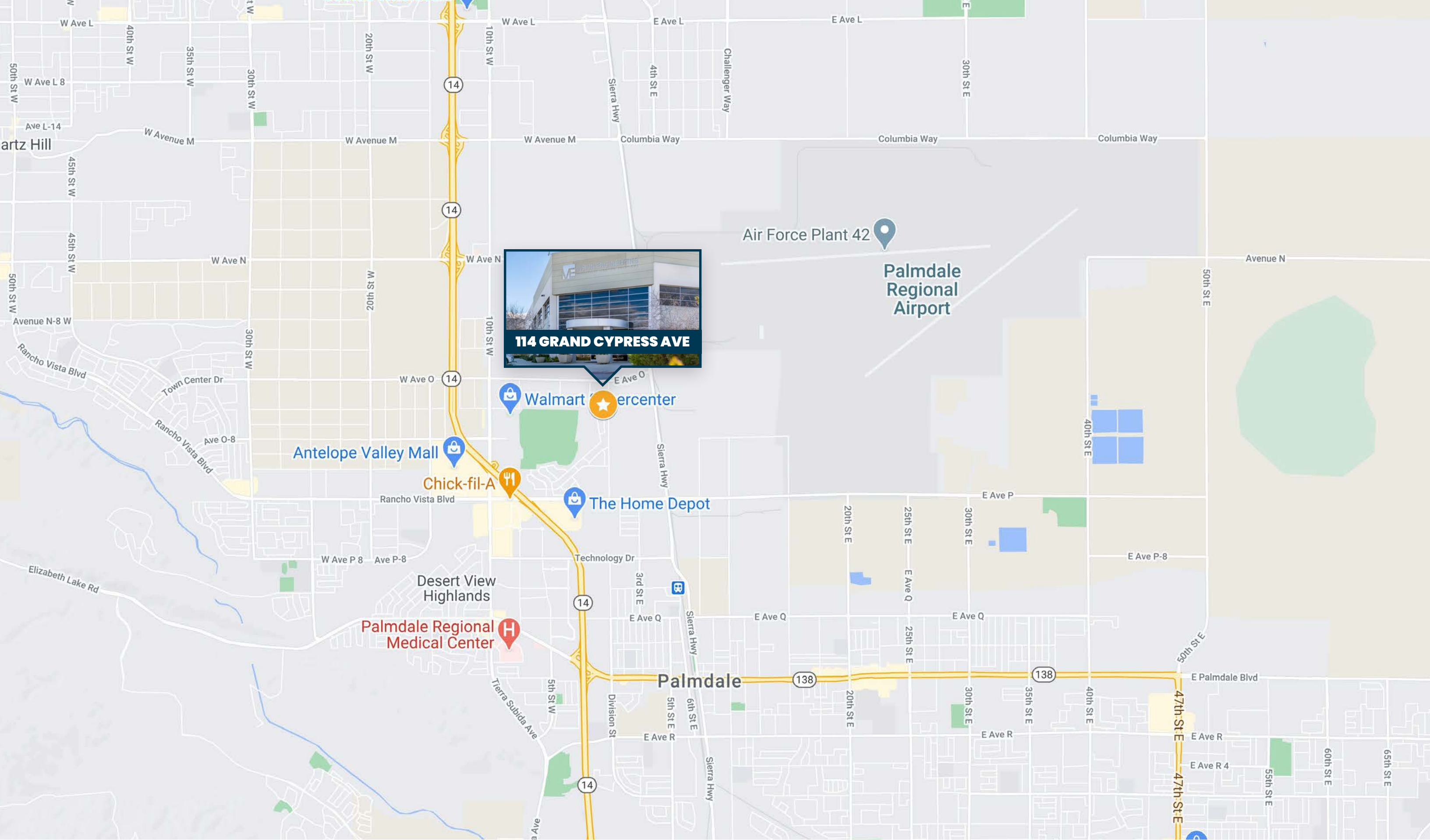
Situated in the warehouse is a large mezzanine cafeteria suitable for many employees.



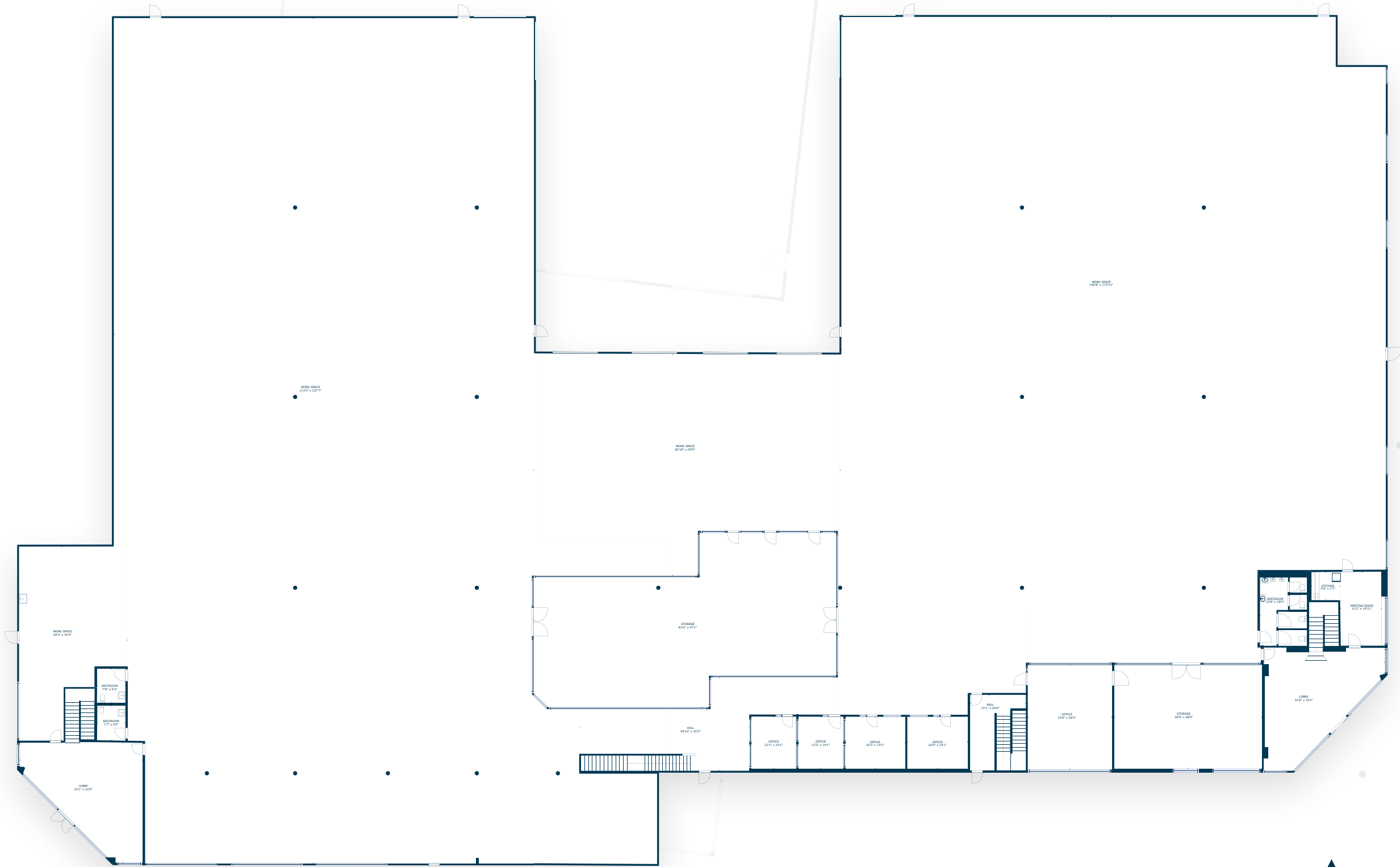




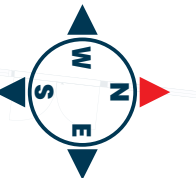




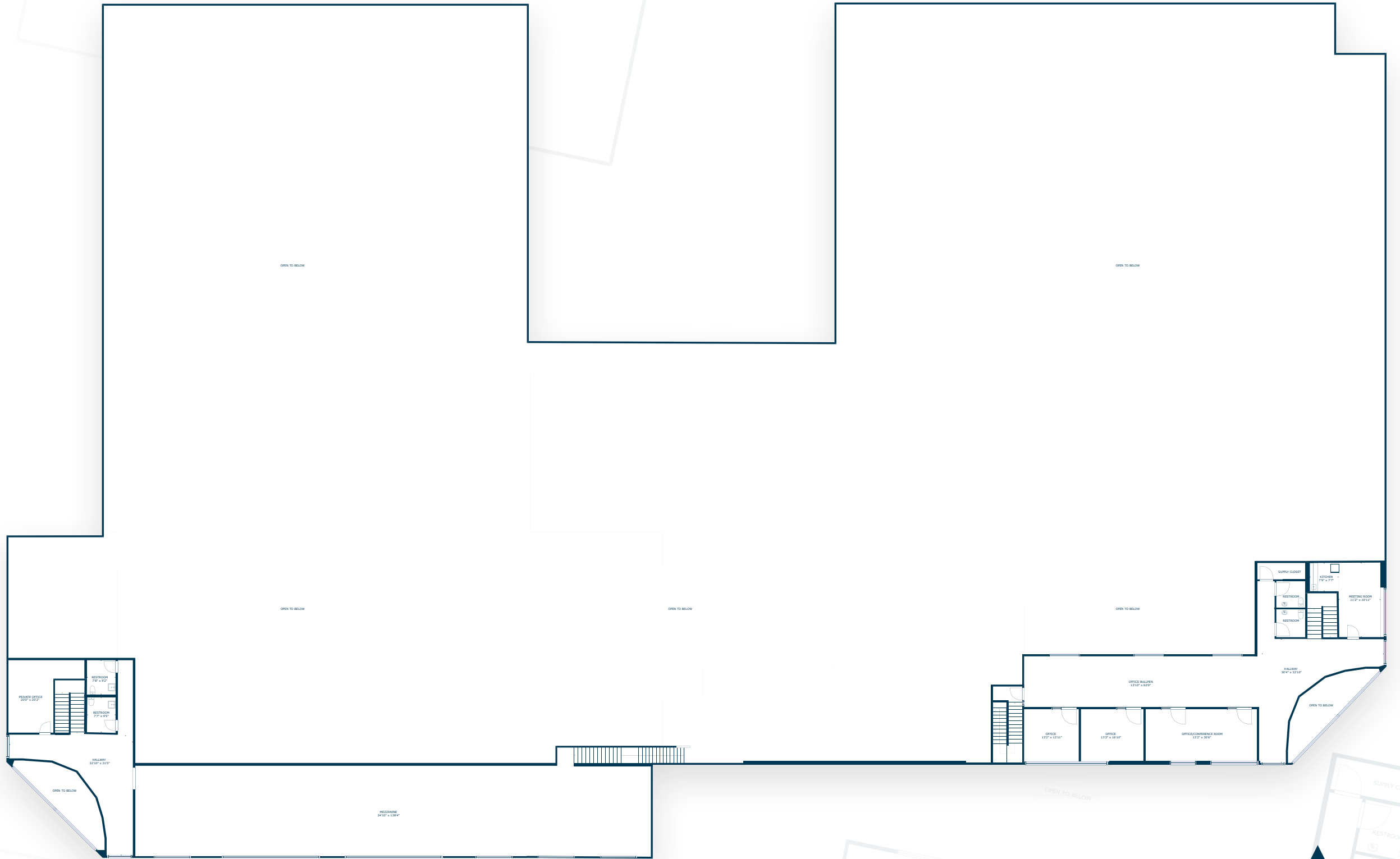
Ground Floor



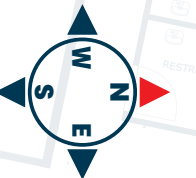
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Second Floor



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