



AIR # 1224592

6401 GLOBAL DR, CYPRESS 90630

**Turn-Key Woodworking Facility
 Spraybooth & Dust Collection System
 SCAQMD Approved For 68 Lbs. Of V.O.C. / Day
 Add'l 30 LB. Of V.O.C./ Day Possible W/ New Spray Booth
 +/- 1,400 SF HVAC Office Area / Sprinklered
 Near Valley View / Katella – 4% Commission**

FEATURES

COMPARABLE DATA

Available Square Feet: 10,776
 Office Square Feet: 1,400
 Land Size: 21,780
 Parking Spaces: 21
 Lease Rate: \$8,500/mo
 Lease \$/SF: \$0.789 G
 Sale Price: \$1,400,000
 Sale \$/SF: \$129.92
 Min Clear Height: 16'
 #TH: 0 Dim:
 #GL: 2 Dim: 12x16
 Power: 400A; 120V; 3 Phase
 Sprinklers: Y
 Construction: CTU
 Year Built: 1979
 TG: 797-F2

Status: Sold - July 26, 2010
 Square Feet: 10,776
 Lease Term:
 Lease End Date:
 Comparable Rate: \$1,400,000
 Comparable \$/SF: \$129.918
 Basis:
 TI Allowance:
 Free Rent:
 Rental Adjustments:
 Effective Rent:
 Sublease: N
 Co-Op Firm: Voit Commercial Brokerage
 Co-Op Broker: Michael J Bouma
 Lessee/Buyer:
 Lessor/Seller:

ADDITIONAL CO-OP WAS BRIAN WILLIAMS - VOIT COMMERCIAL BROKERAGE