

INDUSTRIAL FOR SALE

AVAIL SF: 12,479

TOTAL BLDG SF: 12,479



ADDRESS 6461 GLOBAL DR, CYPRESS CA ZIP 90630

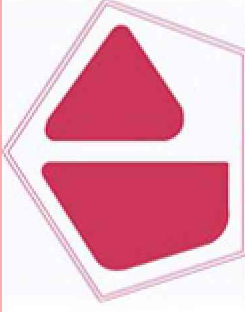
Turn-Key Woodworking Facility
Fully Enclosed Spraybooth & Dust Collection System
Corporate Neighbors Yamaha, Mitsubishi
Sony, Bandai, Honda, Toyo, Nitto
800A 480V 3PH Power / Sprinklered
Near Valley View / Katella – 4% Commission

LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
 SALE PRICE \$ 2,197,000 Price/SF \$ 176.06 Tax \$ 15,500.00 Yr 2009-2010
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession Immediate
 Avail SF 12,479 Dim IRR X IRR Power A 800 V 480-480 Ø 3 W 3
 Min. SF 12,479 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 24,085 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 12X16 Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 16 OFFICE DATA Ofc SF 2,524 # 6 Rest Rms: M TBD W TBD
 Pkg 17 Yard Yes-Fncd/Pvd Yr Blt 1979 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 797-F2 Zone IND To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE, YARD
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region ORG Listing # 1225659
x 205 FIRM Penta Pacific Properties 01/15/10
 FTFC CB000N000S400/AOAA Notes Sale Terms: Acceptable To Owner/See Notes. Access to (605), (405) & (22) fwys.
Spraybooth & dust collection system permits in place. Can be removed if buyer desires. 4% comm. To co-op broker (See Reverse).

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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*Penta Pacific
Properties*

**6461 Global Dr.
Cypress, CA
12,479 Square Feet**

For Sale or Lease

**Please Contact:
Douglas E. Wells
(562) 908-6012
doug@pentapacific.com**

**Justin C. Wells
(562) 908-6016
justin@pentapacific.com**



**ADJACENT VACANT LAND
(NOT A PART)**

**6481 Global Dr - 11,300 SF
Also Avail for Lease or Sale**

HOLDER ST.

**YARD
AREA**

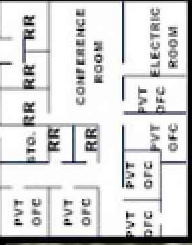
FENCE

GL Door

Warehouse

SPRAY
BOOTH
ROOM

GL Door



GLOBAL DR.