

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 11,300

TOTAL BLDG SF: 11,300



ADDRESS 6481 GLOBAL DR, CYPRESS CA ZIP 90630

**Move-in Ready/COMPLETELY FURNISHED/All Incl. in Deal
Off. Sys.-Tel/Surv/Energy Mgmt/Data/CTV/Security/Fire
Equip-Comp/Mntrs/Print/Xerox Cpr/UPSs, Flat Screen TVs-4
Furn-Chrs/Desks/File Cab/Conf Table/Cubicles/Credenza
Whse- Storage Racks & Cubbies/Work Benches/Shelving
Kitch-Refrig/Micro/Coff. Mkr/Water Cooler/Stovetop**

LEASE RENTAL \$ 7,073 /mo Gross _____ Net 0.626 Term ACCEPTABLE TO OWNER
 SALE PRICE \$ 1,796,000 Price/SF \$ 158.94 Tax \$ 17,749.00 Yr 2008-2009
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE
 Avail SF 11,300 Dim IRR X IRR Power A 400 V 120-208 Ø 3 W 3
 Min. SF 11,300 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 23,920 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 16'x13'6" Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 15 OFFICE DATA Ofc SF 6,875 # 14 Rest Rms: M TBD W TBD
 Pkg 21 Yard No Yr Blt 1979 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 797-F2 Zone IND To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE,FLEX
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region ORG Listing # 1220608
x 205 FIRM Penta Pacific Properties 09/18/09
 FTFCF CB400Y300S400/AOAA Notes 4% Commission to Co-op Broker. Terms:1-5 Yrs. Sale Terms:Cash or CTNL. Net
Fees: \$0.173PSF = \$.799PSF, Gross. Seller Willing to Lease Back 2,637SF/Office if Buyer Desires. See reverse for complete list of
additional items.

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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6481 GLOBAL DRIVE, CYPRESS, CA – ADDITIONAL ITEMS INCLUDED IN OFFERING PRICE

OFFICE SYSTEMS

- Telephone System (Nortel Equipment)** – Main telephone switch, answer phone module, handsets (22), pre-wired Cat-5 telephone jacks
- Surveillance System** – Interior cameras (6), Exterior camera (1), Internet accessible, recording system (2-3 months)
- Energy Management System** – central system (LC & D Blue Box System – Internal modem), remote override switches, exterior photocell, office motion sensors, warehouse motion sensors
- Data System** – separate central file servers for: office networking, accounting, Internet, surveillance; Wi-Fi system and Cat-5 ports (offices/workstations), separate A/C in IT room.
- Cable TV System** – cable box outlets (2), Cable TV pre-wired outlets (4)
- Main Conference Room Presentation System** – pre-wired computer cabling between conference room table and TV.
- Central Landscape Watering System** (Orbit Time Clock)
- Security System** – entry access keypads (2), central station monitoring
- Fire Alarm System** – water flow monitoring, smoke detector in central IT room.
- Sprinkler System** – central monitoring station, current 5-year certification, hand extinguishers (current 1-year certification).
- Door Holding System** – door holders, remote door releases
- Emergency Power Pre-Wiring** – electrical panel with pre-wired receptacle outlets, feeder for electrical panel run to exterior wall

OFFICE & KITCHEN EQUIPMENT

- Office Equipment** – office and workstation CPUs, monitors, UPSs and printers. Flat Screen TVs (4) – located in conference room, executive offices & kitchen.
- Kitchen Equipment** – refrigerator, microwave oven, coffee maker, water cooler and stovetop
- Document Center** – Xerox copier, recycle bin, trash bin

OFFICE FURNITURE

- Entryway** – chairs, rug, pictures, table lamp, hutch w/accessories, floor wire basket, water feature
- Restroom** – pictures, shelves, stands, scales, accessories
- Hallways** – pictures
- Office & Workstation Furniture** – chairs, desks, file cabinets, trash cans
- Executive Furniture** – chairs, desks, stand-up book case, credenza, side tables, trash cans
- Conference Room Furniture** – conference table, chairs, side tables, bookshelves, file cabinets, trash cans
- File Room** – file cabinets, shelving, step stool, trash can
- Kitchen Furniture** – kitchen table, chairs and benches, stainless steel upright trashcans (2)
- Document Vault Room** – wall safe, surface mounted safe, file cabinets, shelving, step stool, trash cans

WAREHOUSE FIXTURES

- Warehouse Fixtures** – storage racks, storage cubbies, work benches, industrial step, trash/recycle bins
- Attic Stock** – miscellaneous hardware, carpet & paint

