

# INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 11,300

TOTAL BLDG SF: 11,300



ADDRESS 6481 GLOBAL DR, CYPRESS CA ZIP 90630

**Excellent Contractor's Office / Warehouse**  
**Flex Tech / R&D / Office – High Image**  
**6,875 SF Office (Can Easily Be Reduced to 4,238 SF By Owner)**  
**Near Valley View & Katella / Corner Location**  
**Easy Access To (605), (405) & (22) Fwys.**  
**4% COMMISSION TO CO-OP BROKER**

LEASE RENTAL \$ 7,073 /mo Gross \_\_\_\_\_ Net 0.626 Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ 1,898,000 Price/SF \$ 167.96 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  
 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  
 FTCLF CB400Y300S400/AOAA Notes Occupied. Do Not Disturb Tenant. Lease Terms: 1-5 Years. Sale Terms: Cash or  
CTNL. Net Fees: \$0.173 PSF = \$0.799 PSF, Gross. Automated Lighting System Throughout Building. Alarm, Conf. Room, Kitchen,  
Work Stations. (See Reverse) Cooling: None.

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.  
 © American Industrial Real Estate Association





PENTA  
PACIFIC

DOUGLAS E. WELLS

(562) 908-6012  
Direct Line

**6481 Global Drive  
Cypress, CA 90630**

**11,300 square feet**



(can be removed and converted to warehouse)

