

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 10,776

TOTAL BLDG SF: 10,776



ADDRESS 6401 GLOBAL DR, CYPRESS CA ZIP 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**

LEASE RENTAL \$ 8,500 /mo Gross 0.789 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ 1,400,000 Price/SF \$ 129.92 Tax \$ 14,127.00 Yr 2009-2010
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession Immediate
 Avail SF 10,776 Dim IRR X IRR Power A 400 V 208-120 Ø 3 W 3
 Min. SF 10,776 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 21,780 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 1,400 # 6 Rest Rms: M TBD W TBD
 Pkg 21 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 # 1224592
x 205 FIRM Penta Pacific Properties 12/18/09
 FTFC CB400Y300S400/AOAA Notes Lease Terms:3-5 Yrs Or Submit. Access To (605),(405) & (22) Fwys. Spraybooth & dust collection system permits in place to spray 68lbs. of V.O.C./day. Can be removed if buyer/lessee desires. 4% comm to co-op broker on sale or lease (See Reverse)

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

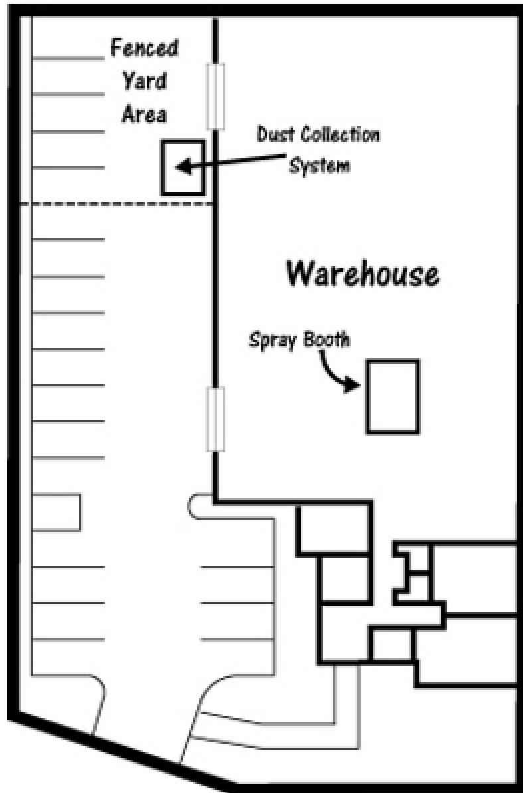
This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are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

9500 Norwalk Blvd, Santa Fe Springs, CA 90670
CA DRE Lic. #00346517



10,776 Square Feet
Dust Collection System
AQMD Permitted Spray Booth
Approved for 68 lbs of V.O.C./Day

6401 GLOBAL DR, CYPRESS

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MORE AT DOUGLASEWELLS.COM