

# INDUSTRIAL FOR SALE

AVAIL SF: 23,779

TOTAL BLDG SF: 23,779



ADDRESS 6461-6481 GLOBAL DR, CYPRESS CA ZIP 90630

**Adjacent Bldgs W/ Connecting Interior Door Possible  
Fully Enclosed Spraybooth & Dust Collection System  
Corporate Neighbors Yamaha, Mitsubishi, Sony  
9,399 SF High Image Office (Can Be Reduced)  
840/400A 480/208V 3PH Power / Sprinklered  
Near Valley View / Katella - 4% Commission**

LEASE RENTAL \$ NFL /mo Gross 0.000 Net 0.000 Term 2009-2010  
 SALE PRICE \$ 3,995,000 Price/SF \$ 168.01 Tax \$ 33,249.00 Yr 2009-2010  
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession Immediate  
 Avail SF 23,779 Dim IRR X IRR Power A 800 V 480-480 Ø 3 W 3  
 Min. SF 23,779 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF 48,005 Dim IRR X IRR Trk Hi Pos 0 Dim (2)12X14; (1)16X13'6" Well N  
 Const CTU Roof VERIFY Grd Lev Drs 3 Dim (2)12X14; (1)16X13'6" 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 9,399 # 20 Rest Rms: M TBD W TBD  
 Pkg 42 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 # 1225658  
x 205 FIRM Penta Pacific Properties 01/15/10  
 FTFC CB000N000S400/AOAA Notes Sale Terms: Cash To New Loan. 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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