

INDUSTRIAL FOR SALE

AVAIL SF: 12,479

TOTAL BLDG SF: 12,479



ADDRESS 6461 GLOBAL DR, CYPRESS CA ZIP 90630

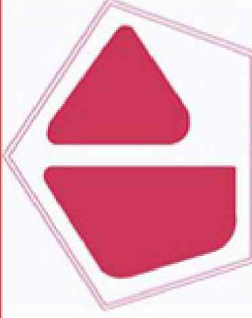
Turn-Key Woodworking Facility
Fully Enclosed Spraybooth & Dust Collection System (Can Be Removed)
800A 480V 3PH Power / Sprinklered / 5 Restrooms
Corporate Neighbors Yamaha, Mitsubishi
Sony, Bandai, Honda, Toyo, Nitto
Near Valley View / Katella – 4% Commission to Co-Op Broker

LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
 SALE PRICE \$ 1,870,000 Price/SF \$ 149.85 Possession COE Tax \$ 15,500.00 Yr 2009-2010
 Avail SF 12,479 Power A 800 V 480-480 Ø 3 W 3
 Min. SF 12,479 Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 24,085 Truck Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 12X16
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 5
 Sprinklered YES Min Clear Height 16 OFFICE DATA Office SF 2,524 # 6
 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
 FTFCF CB000N000S400/AOAA Notes Sale Terms: Cash to Seller. 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
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doug@pentapacific.com**

**Justin G. 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

Warehouse

GL Door

**SPRAY
BOOTH
ROOM**

GL Door

**PVT OFC PVT OFC PVT OFC
PVT OFC PVT OFC PVT OFC
CONFERENCE ROOM
ELECTRIC ROOM**

GLOBAL DR.