

FOR LEASE

114 GRAND CYPRESS AVE
PALMDALE • CA 93551

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

VG VOSKANIAN
INVESTMENT
GROUP INC
"Creating Value for Commercial Property Owners"

**NOW AVAILABLE
WITH NEW PRICING**



±33,483 SF - ±72,925 SF

HIGH IMAGE INDUSTRIAL/FLEX BUILDING

FOR LEASE

114

GRAND CYPRESS AVE

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PROPERTY HIGHLIGHTS

- HIGH IMAGE FREE STANDING BUILDING
- ENTIRE BUILDING HAS 100% HVAC
- 4 DOCK HIGH AND 4 GROUND LEVEL LOADING DOORS
- 26' CLEARANCE
- BUILT IN 2005
- ±960 SF COVERED EXTERIOR DOCK (NOT INCLUDED IN SF)
- HEAVY POWER - 2,000 AMPS

- INSULATED ROOF WITH SKYLIGHTS
- EXISTING RACKING FOR ±2,200 PALLETS COULD BE MADE AVAILABLE (CALL BROKER FOR DETAILS)
- ADJACENT TO PALMDALE AIRPORT
- QUICK ACCESS TO HIGHWAY 14
- DIVISIBLE TO ±33,483 SF (CALL BROKER FOR DETAILS)
- LOW NNN CHARGES

Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Broker strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

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LEE & ASSOCIATES | PRINCIPAL

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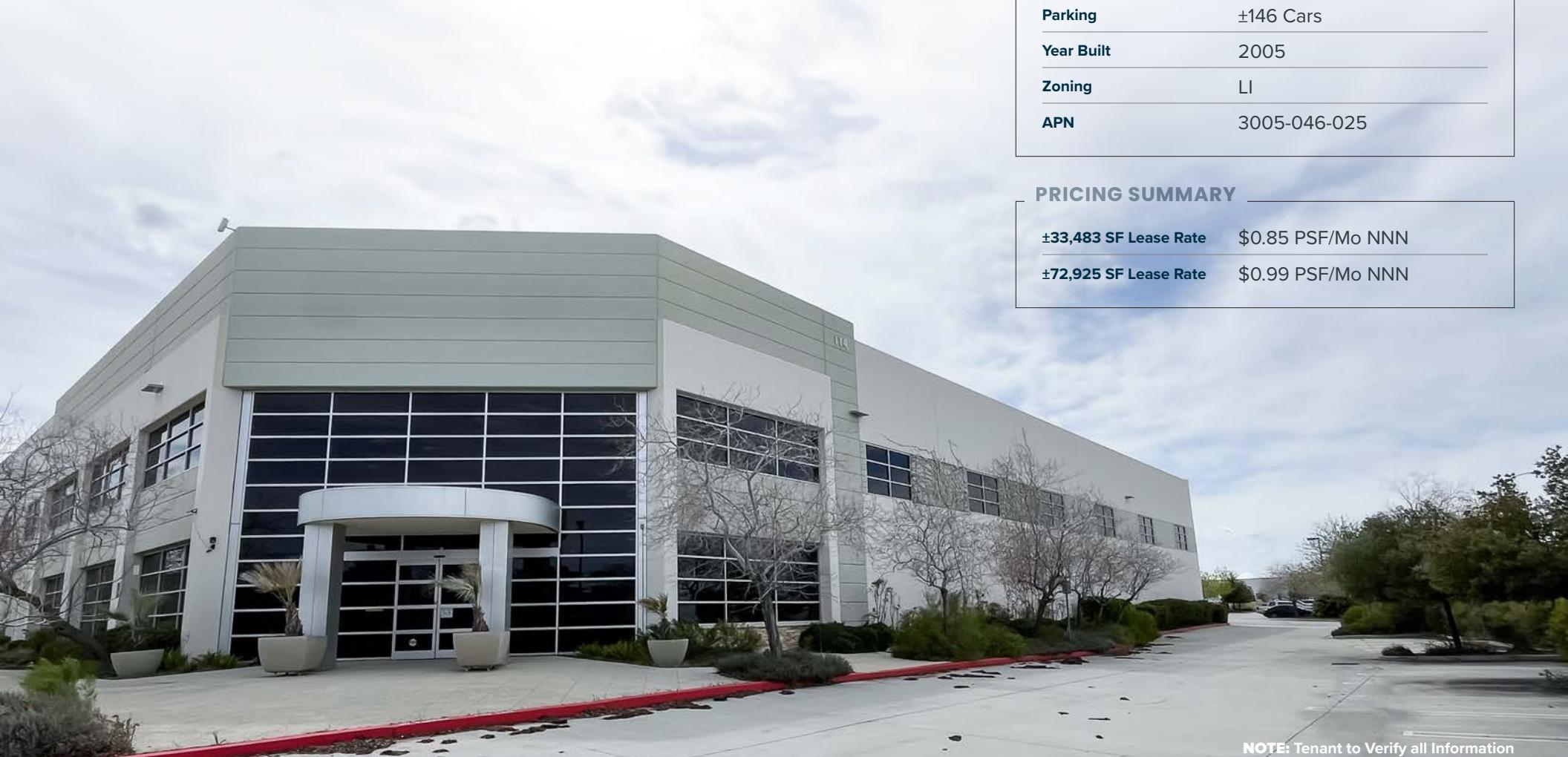
818.303.9903

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PROPERTY INFORMATION



PROPERTY DESCRIPTION

Building Size	±72,925 SF
Land Size	±170,330 SF
Office Size	±6,900 SF
Clearance	26'
Loading	4 TH & 4 GL
Sprinklers	ESFR
Power	2,000A, 480/277V, 3Ø, 4W
Parking	±146 Cars
Year Built	2005
Zoning	LI
APN	3005-046-025

PRICING SUMMARY

±33,483 SF Lease Rate	\$0.85 PSF/Mo NNN
±72,925 SF Lease Rate	\$0.99 PSF/Mo NNN

NOTE: Tenant to Verify all Information

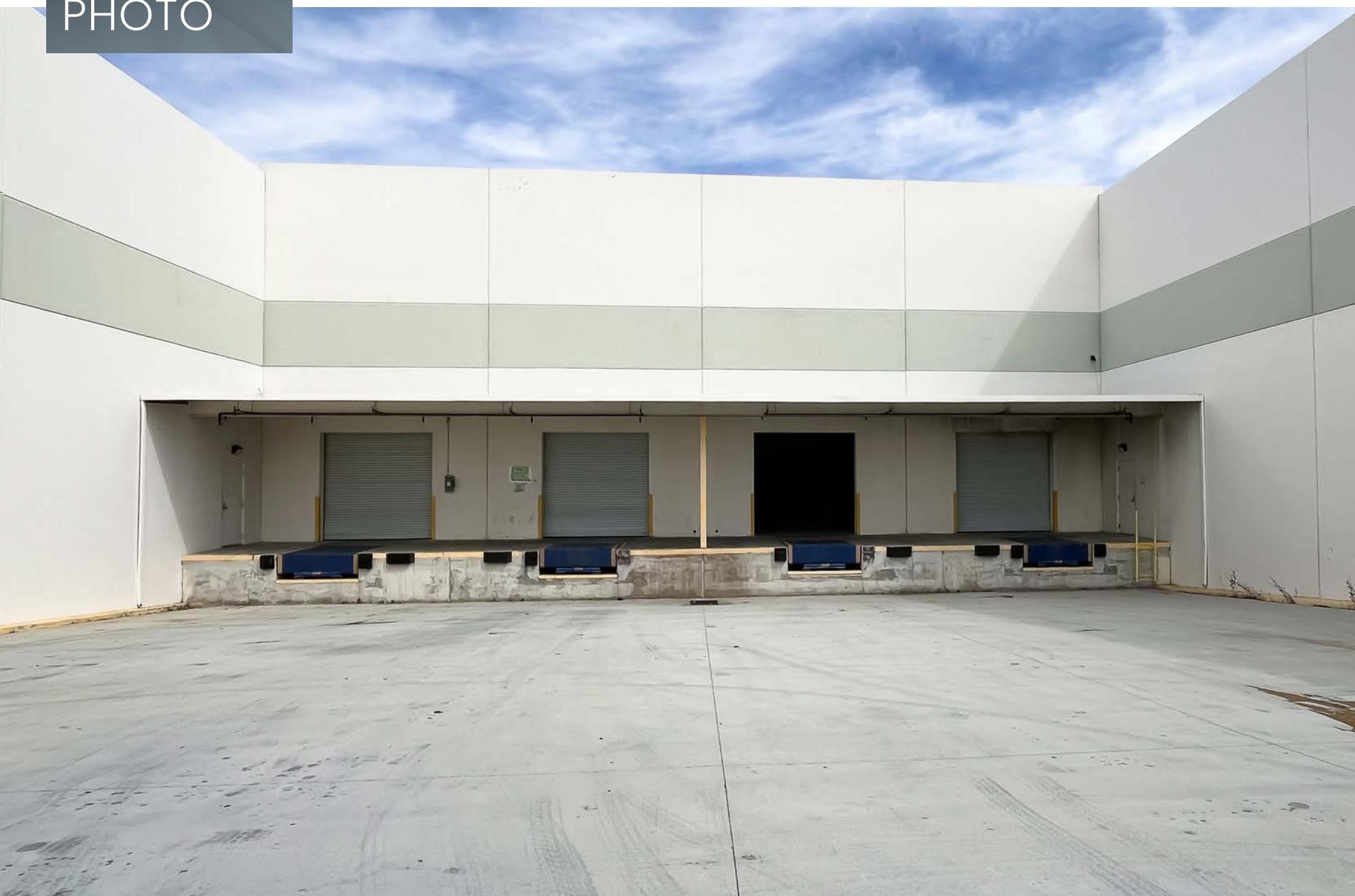
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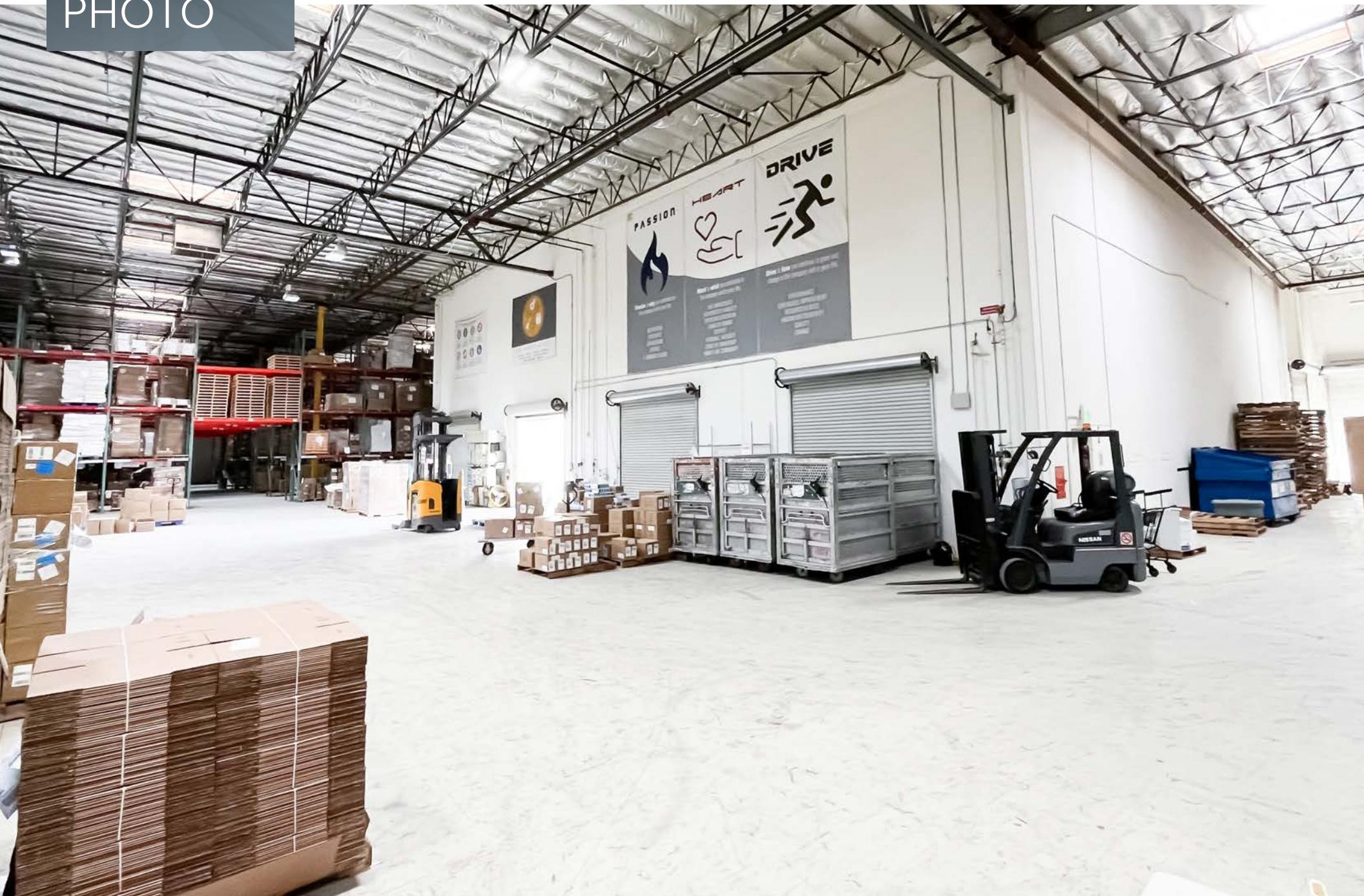
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PROPERTY PHOTO

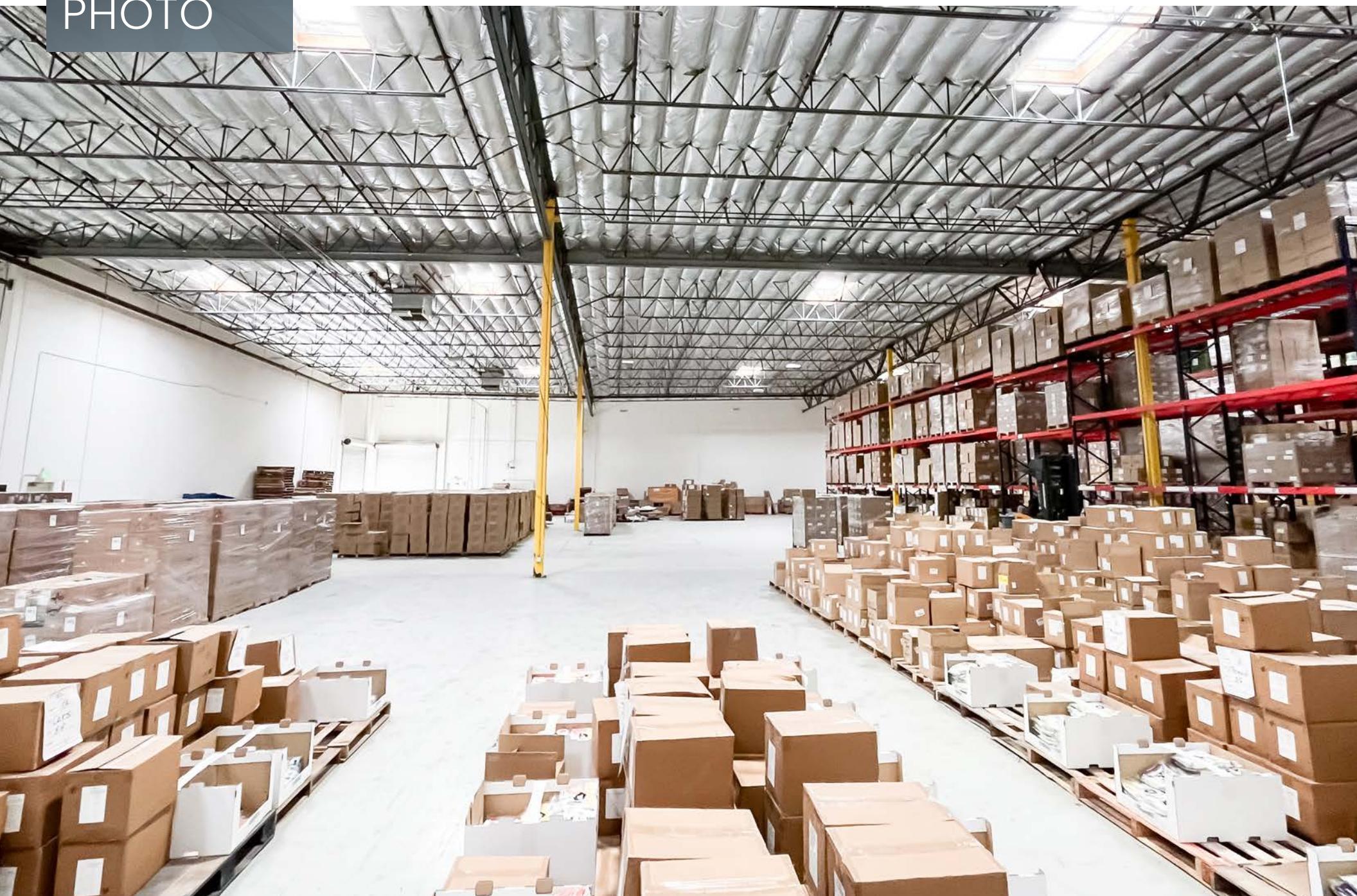
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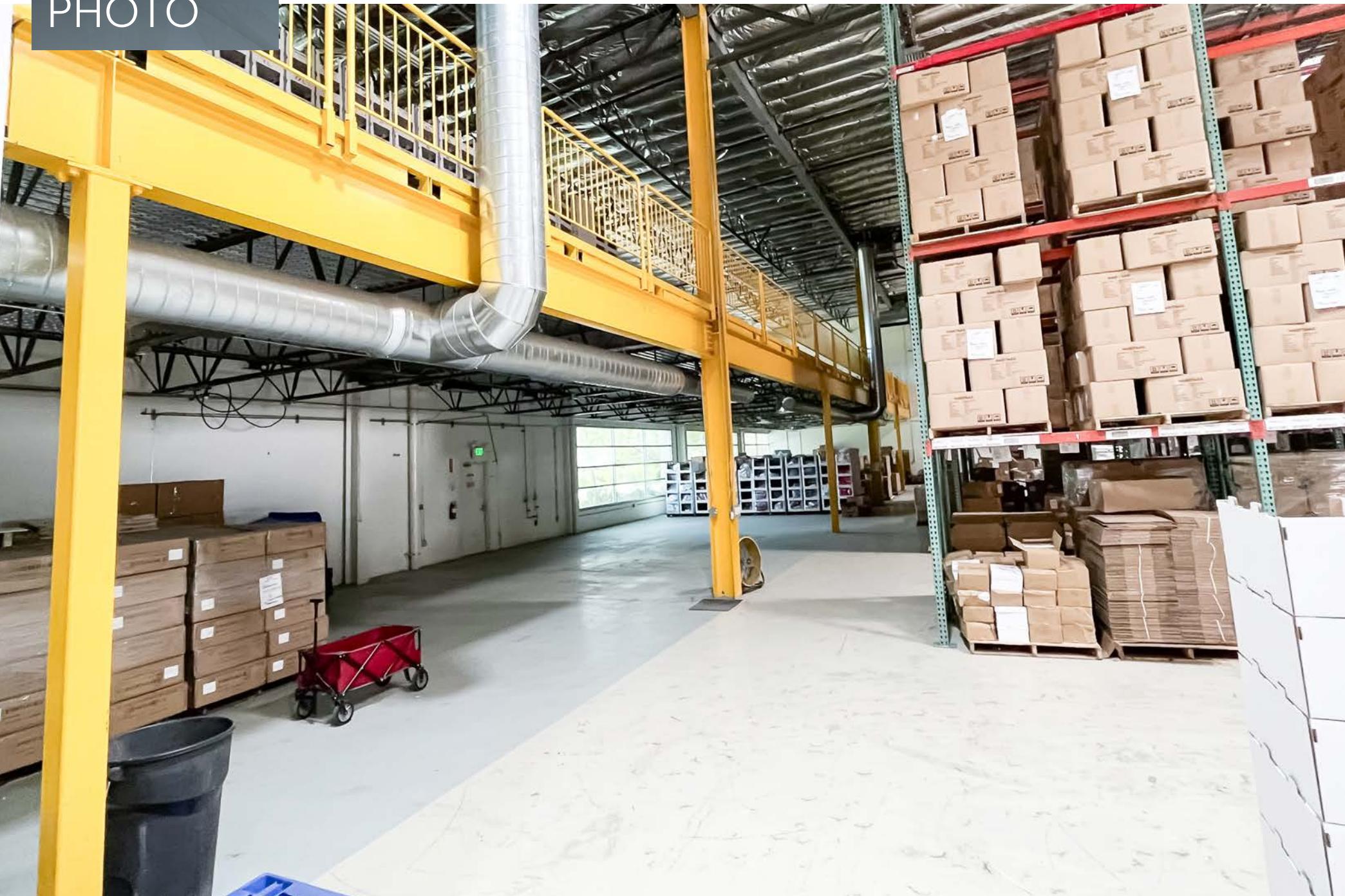


PROPERTY PHOTO

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PROPERTY AERIAL

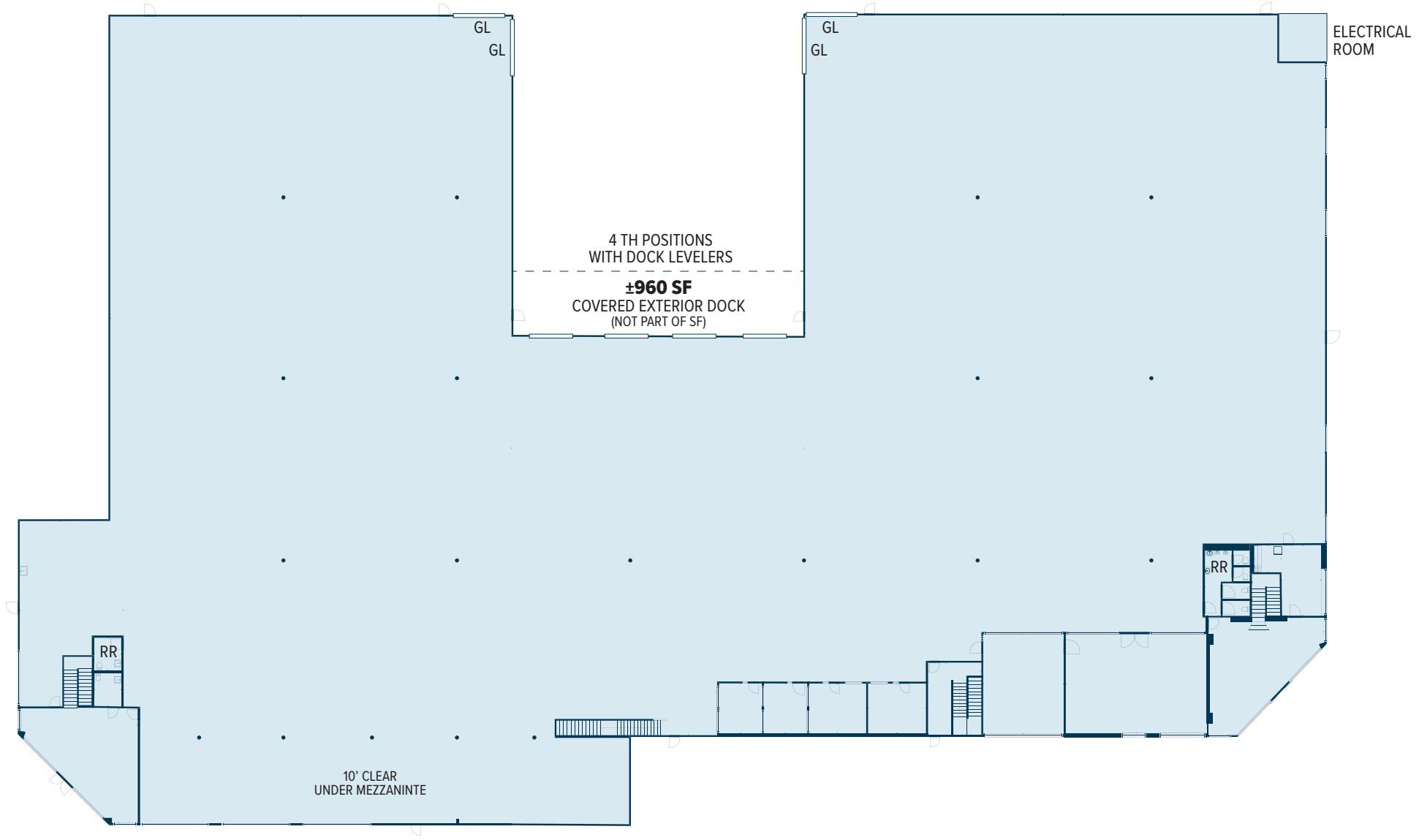


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PROPERTY FLOOR PLAN

1ST FLOOR



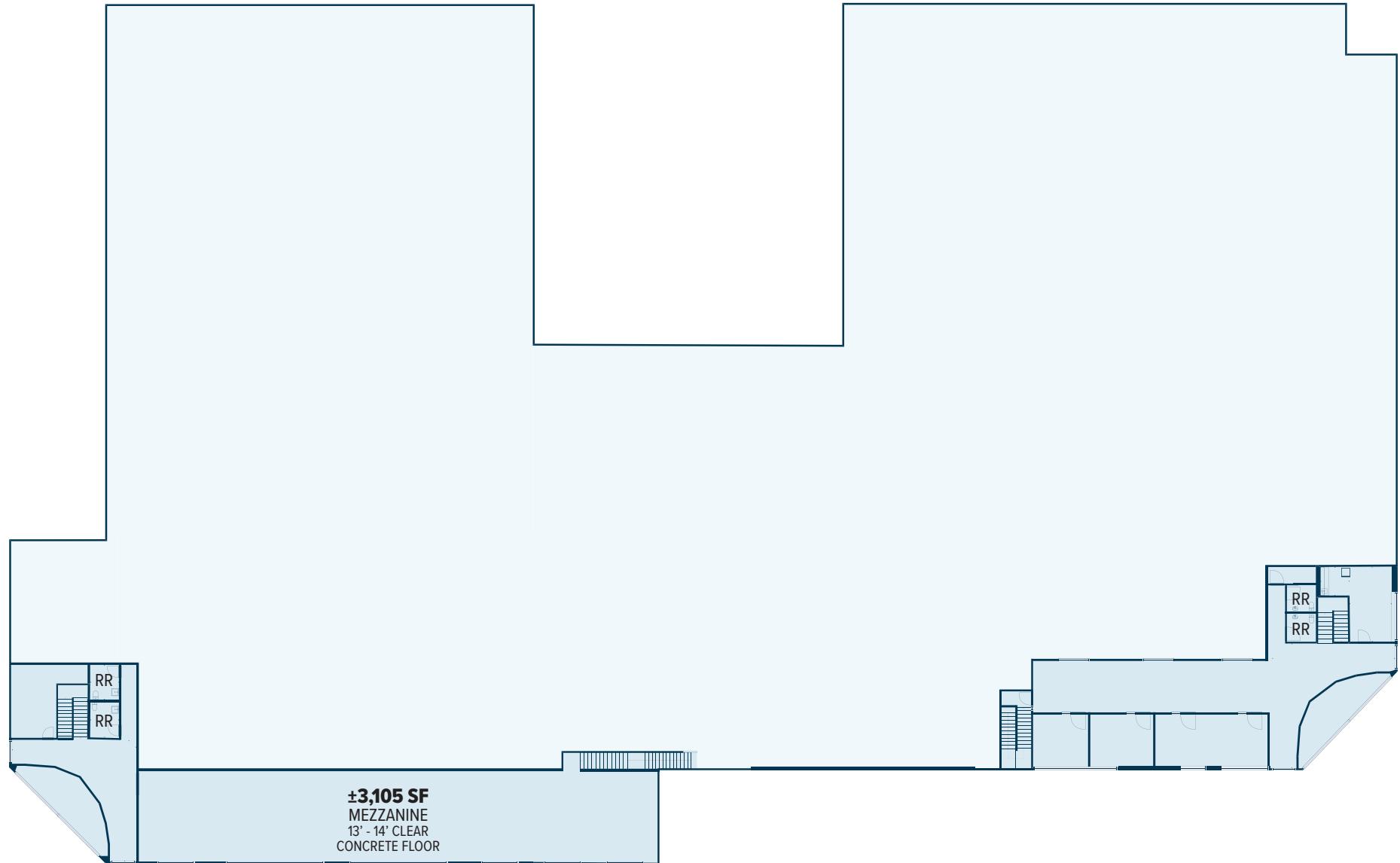
NOTE: Drawing not to scale. All measurements and sizes are approximate. Tenant Should Verify all Information.

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PROPERTY FLOOR PLAN

2ND FLOOR



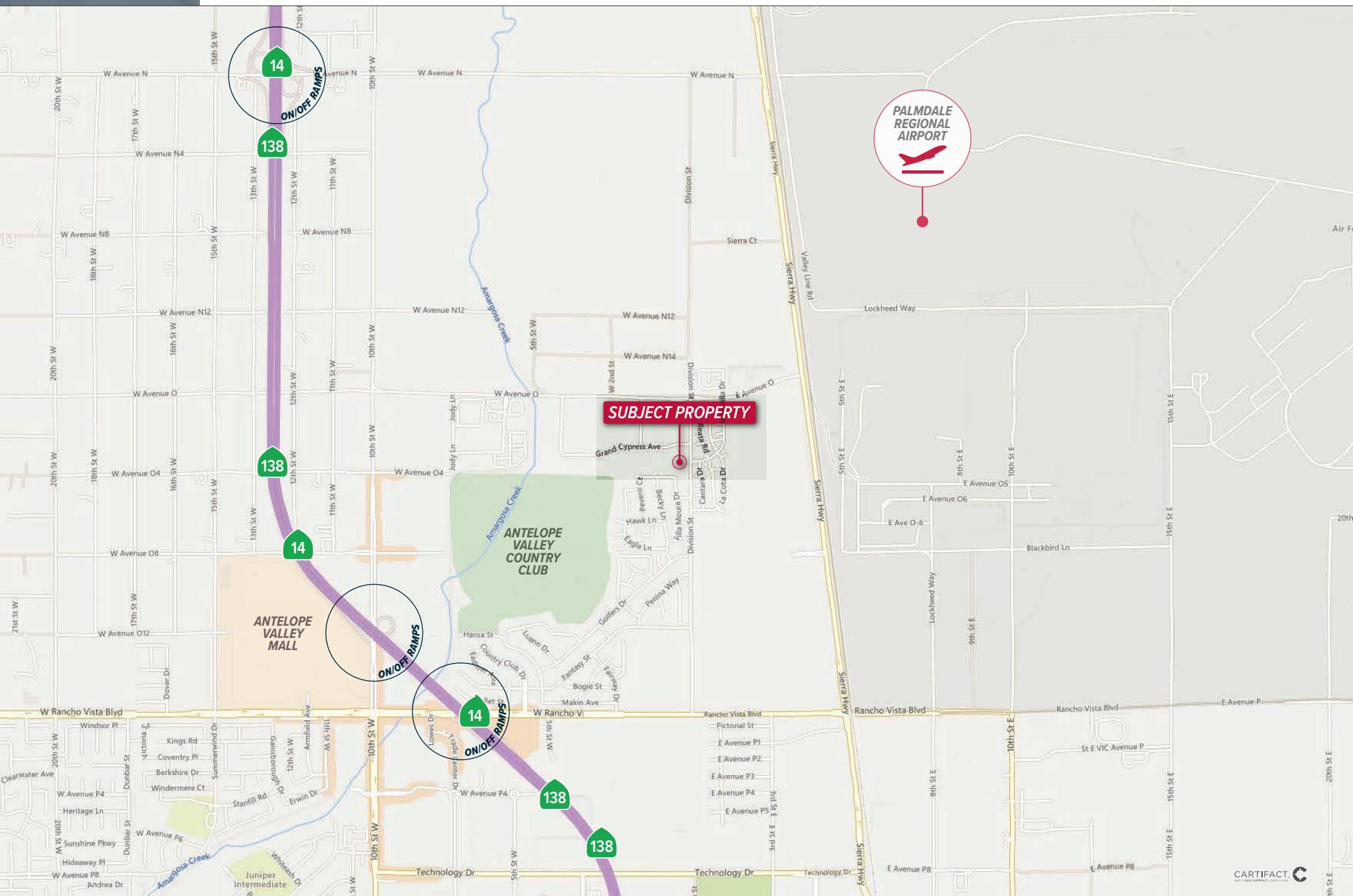
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NOTE: Drawing not to scale. All measurements and sizes are approximate. Tenant Should Verify all Information.

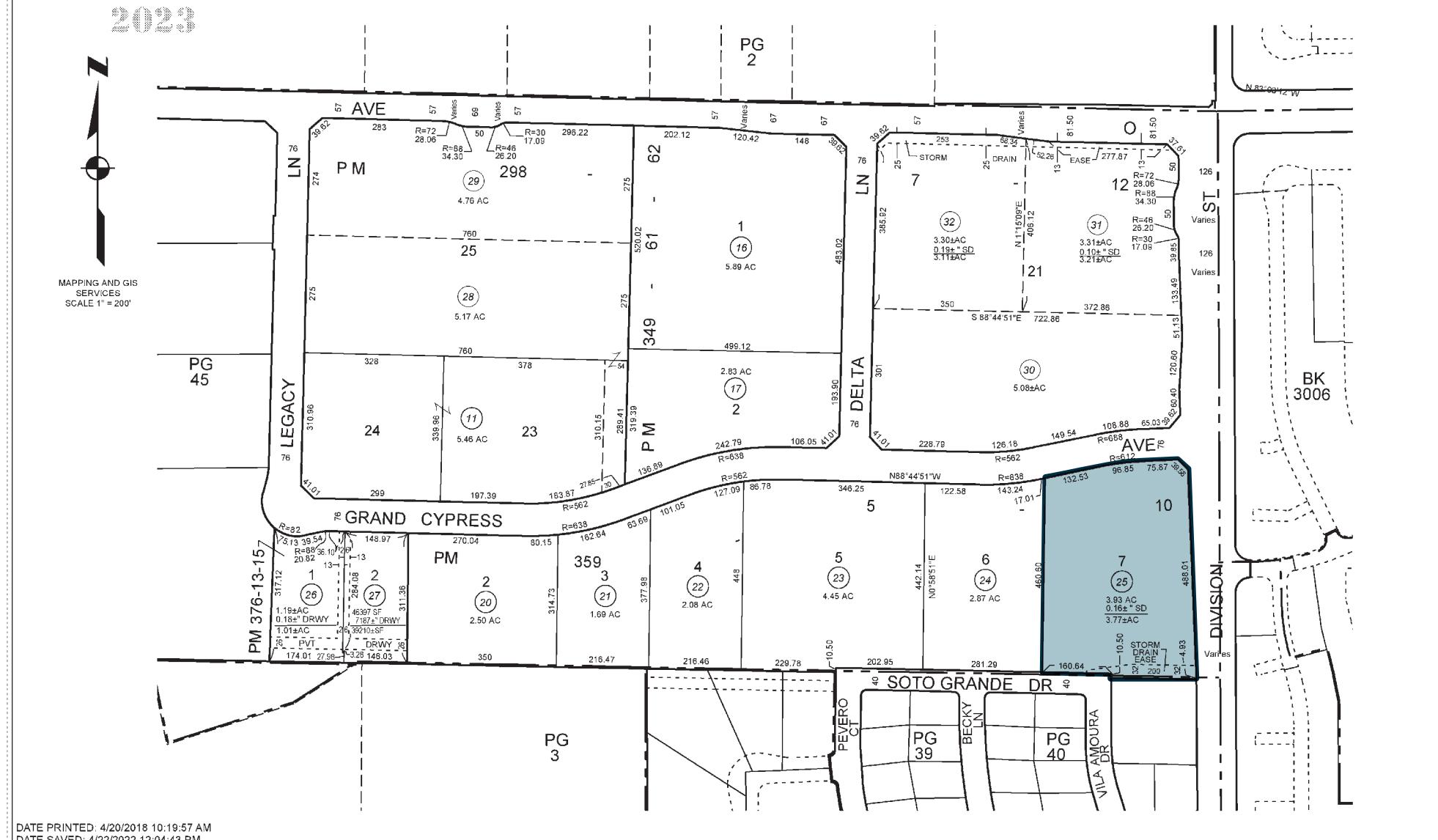
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LOCATOR MAP



3005	46 SHEET	P. A. 3005-3	TRA 14659	REVISED 2005062706002001-A1 2005062706002002-A1 2007091802005001-A1	2005110110030002-A1 20070124 200809212 2008111804004001-A1	20071113 20100330-A1 2012031024 20180612200502-24	2008111804005001-A1 20130912200601-24 20180612200502-24	2013032002-24 20130912200601-24 20180612200502-24	2022042502003001-24	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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