

114 GRAND CYPRESS AVE

PALMDALE • CA 93551

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**VOSKANIAN
INVESTMENT
GROUP INC.**
"Creating Value for Commercial Property Owners"

FOR LEASE
±36,140 SF or
±72,925 SF

- HIGH IMAGE INDUSTRIAL/MANUFACTURING BUILDING
- HEAVY POWER - 2,000 AMPS
- 26' CLEARANCE | DOCK HIGH LOADING
- 100% HVAC
- ESFR SPRINKLERS

FOR LEASE

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PROPERTY HIGHLIGHTS

- HIGH IMAGE INDUSTRIAL/MANUFACTURING BUILDING
- HEAVY POWER - 2,000 AMPS
- 100% HVAC THROUGHOUT BUILDING
- 4 DOCK HIGH POSITIONS WITH LOAD LEVELERS AND 4 GROUND LEVEL DOORS
- ESRF SPRINKLERS
- 26' CLEARANCE
- BUILT IN 2005

- ±960 SF COVERED EXTERIOR DOCK (NOT INCLUDED IN SF)
- 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 ±36,140 SF (CALL BROKER FOR DETAILS)
- LOW NNN CHARGES

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 Tenant's product weight and product types and use, etc. 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 Tenant in order for 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 Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

ARMEN KAZARYAN MRED

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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

±36,140 SF Lease Rate	\$0.99 PSF/Mo NNN
±72,925 SF Lease Rate	\$1.05 PSF/Mo NNN

NOTE: Tenant to Verify all Information

PROPERTY PHOTO

114 GRAND CYPRESS AVE | PALMDALE



PROPERTY PHOTO

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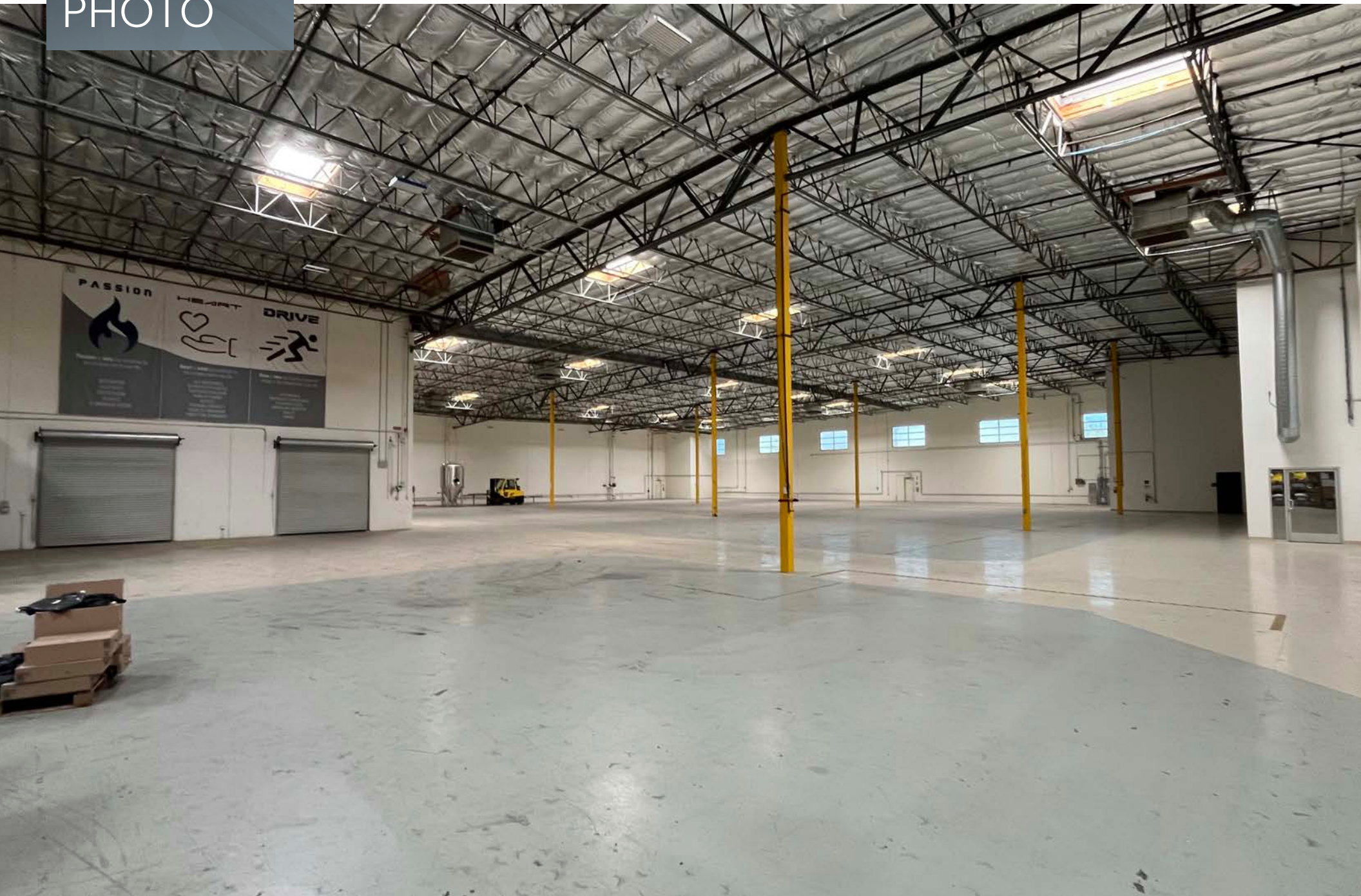
PROPERTY PHOTO

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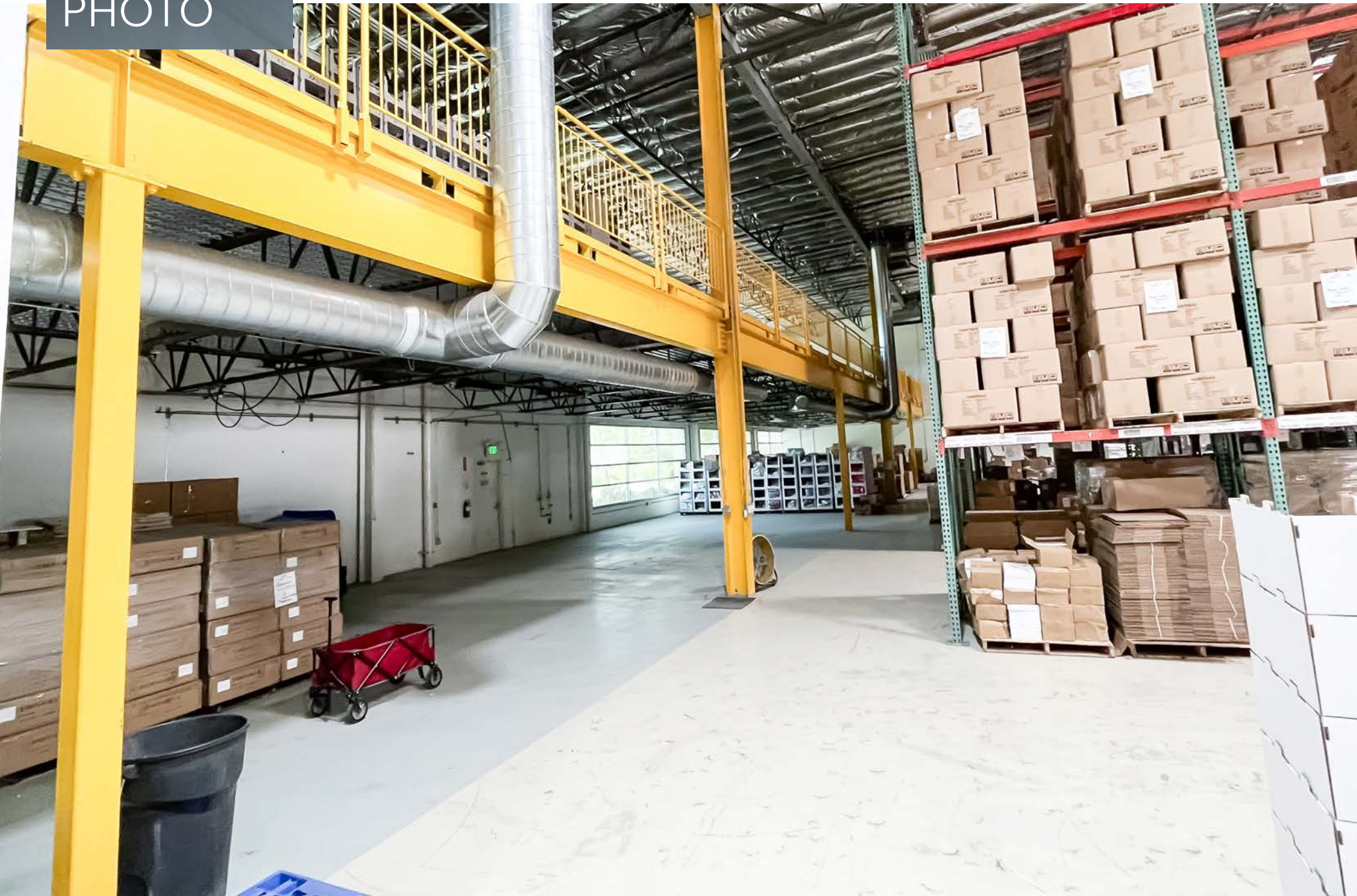
PROPERTY PHOTO

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PROPERTY PHOTO

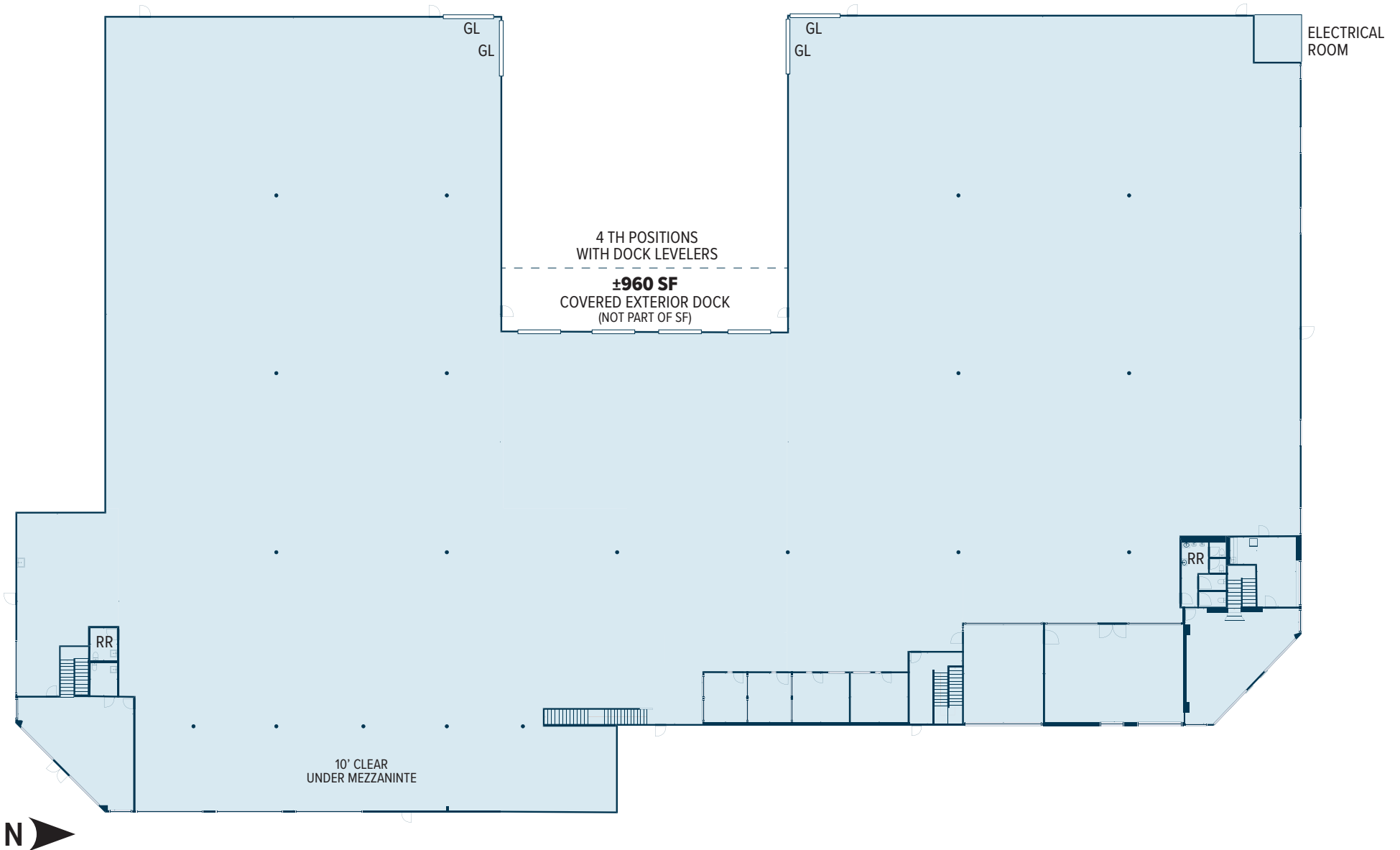
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FLOOR PLAN

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1ST FLOOR

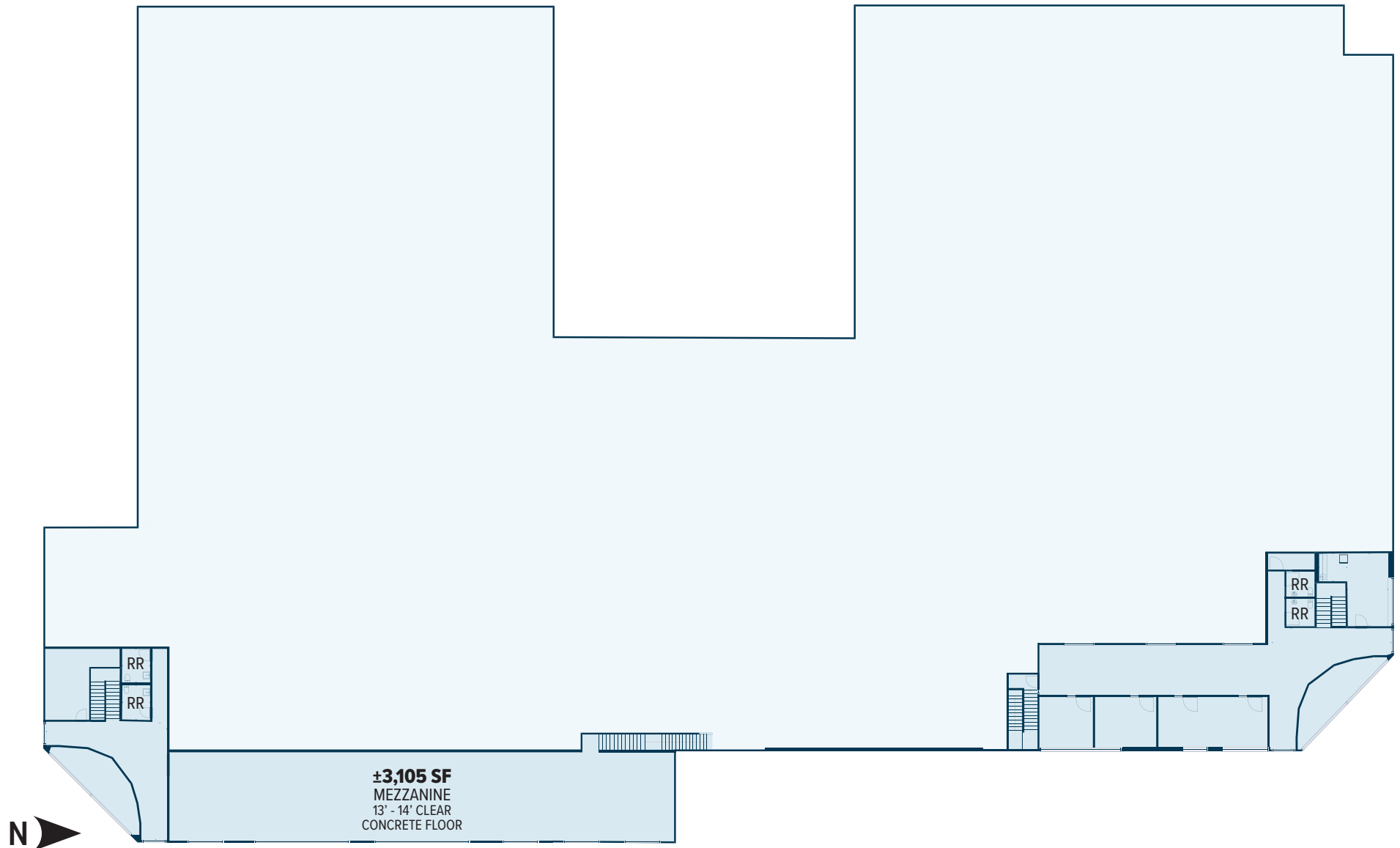


NOTE: Drawing not to scale. All measurements and sizes are approximate. Tenant Should Verify all Information.

FLOOR PLAN

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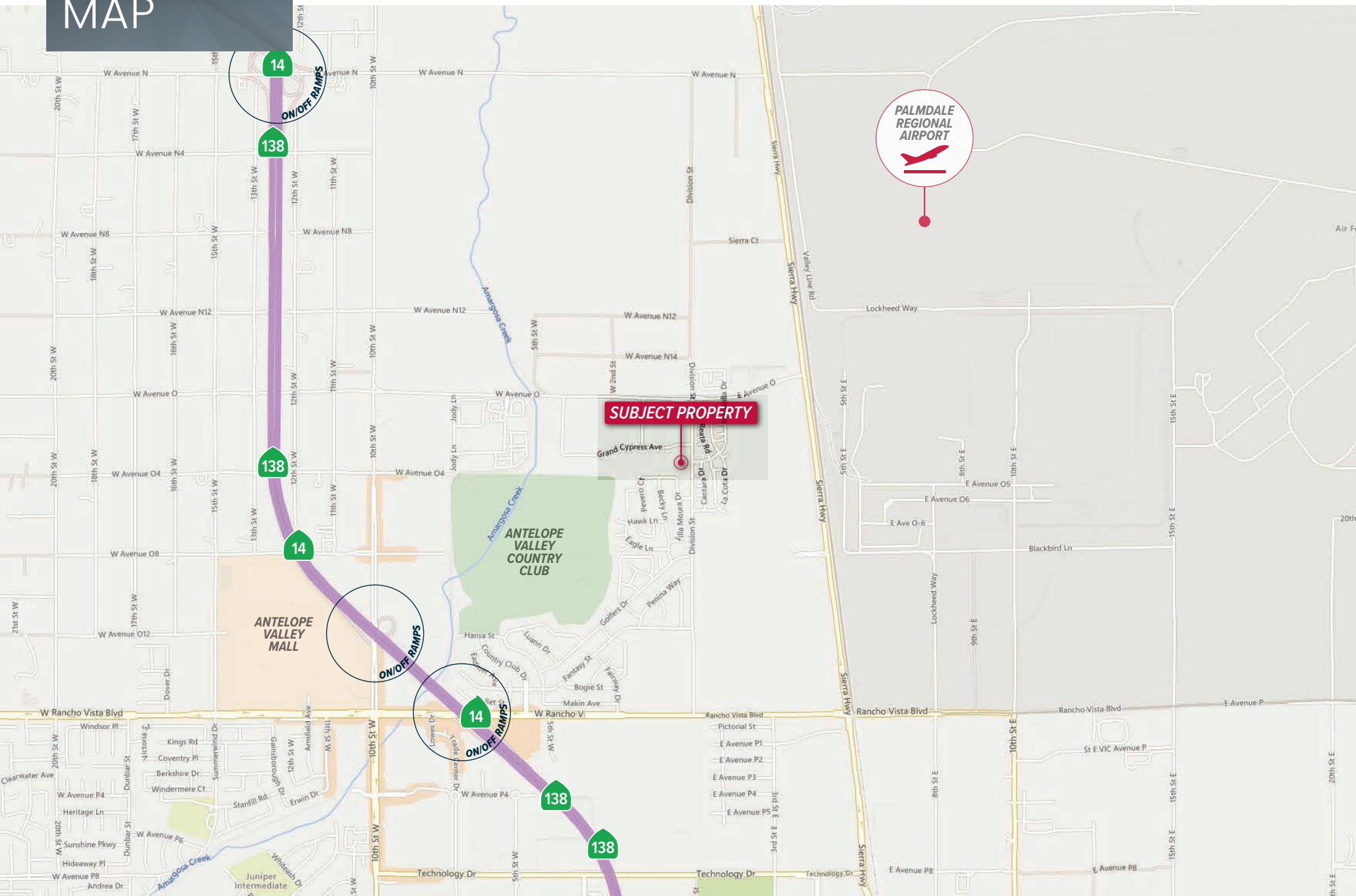
2ND FLOOR



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

LOCATOR MAP

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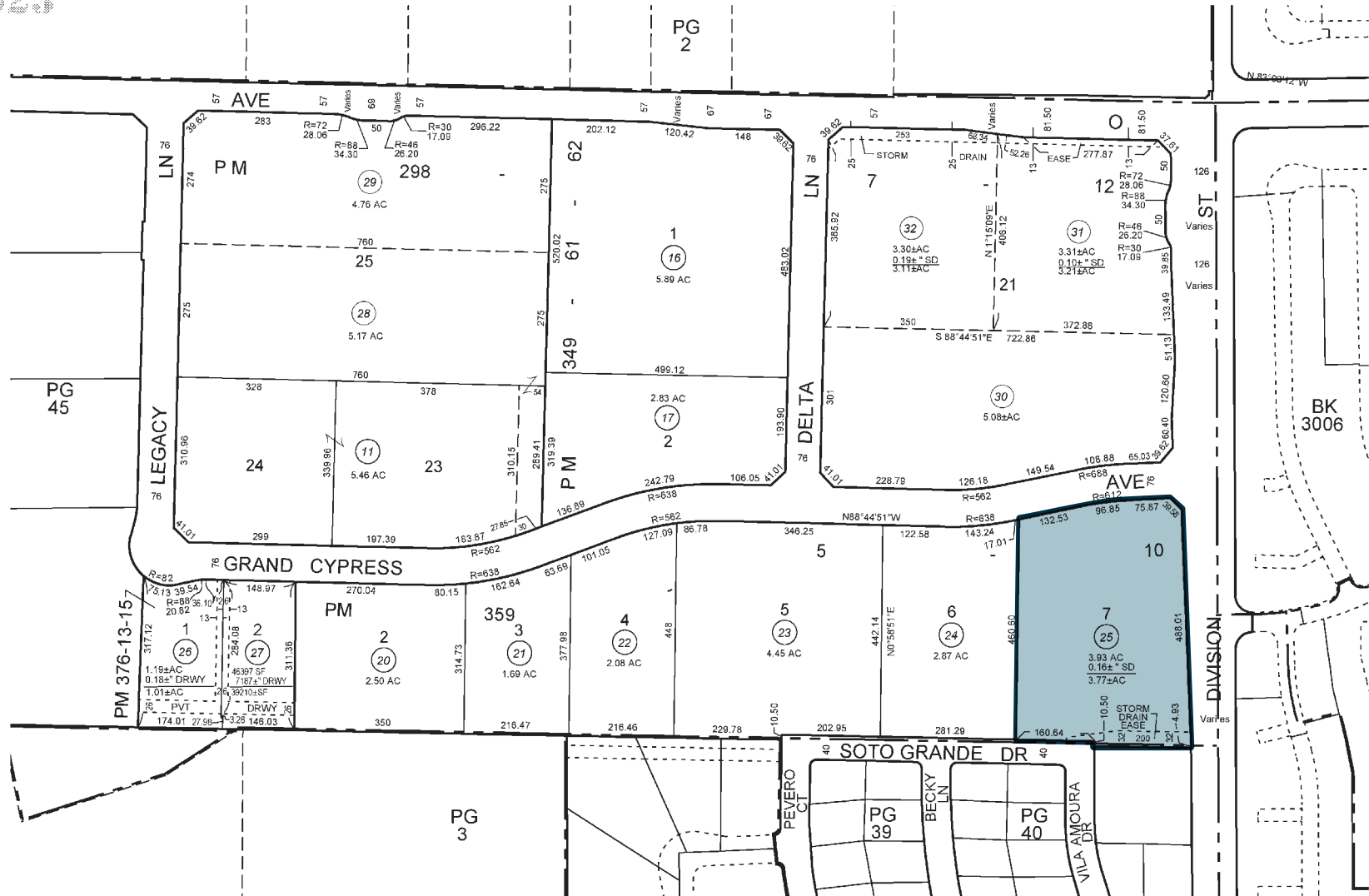


PARCEL MAP

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2023



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