

DYER BUSINESS CENTER **For Sale or Lease**



South Coast Metro • Dyer Road & 55 Freeway

ENTERPRISE ZONE

The Enterprise Zone offers the following state tax incentives to businesses of all types and sizes:

- Full Sales and Use Tax Credit on Qualifying Machinery and Equipment
- Plus a 6% Manufacturer's Investment Tax Credit (MIC) on Qualifying Machinery and Equipment
- Hiring Credit of up to \$26,890 for Each Qualifying Individual
- Increased Business Expense Deduction
- Up to 100% Net Operating Loss Carryover for up to 15 Years
- Net Interest Deduction for Lenders

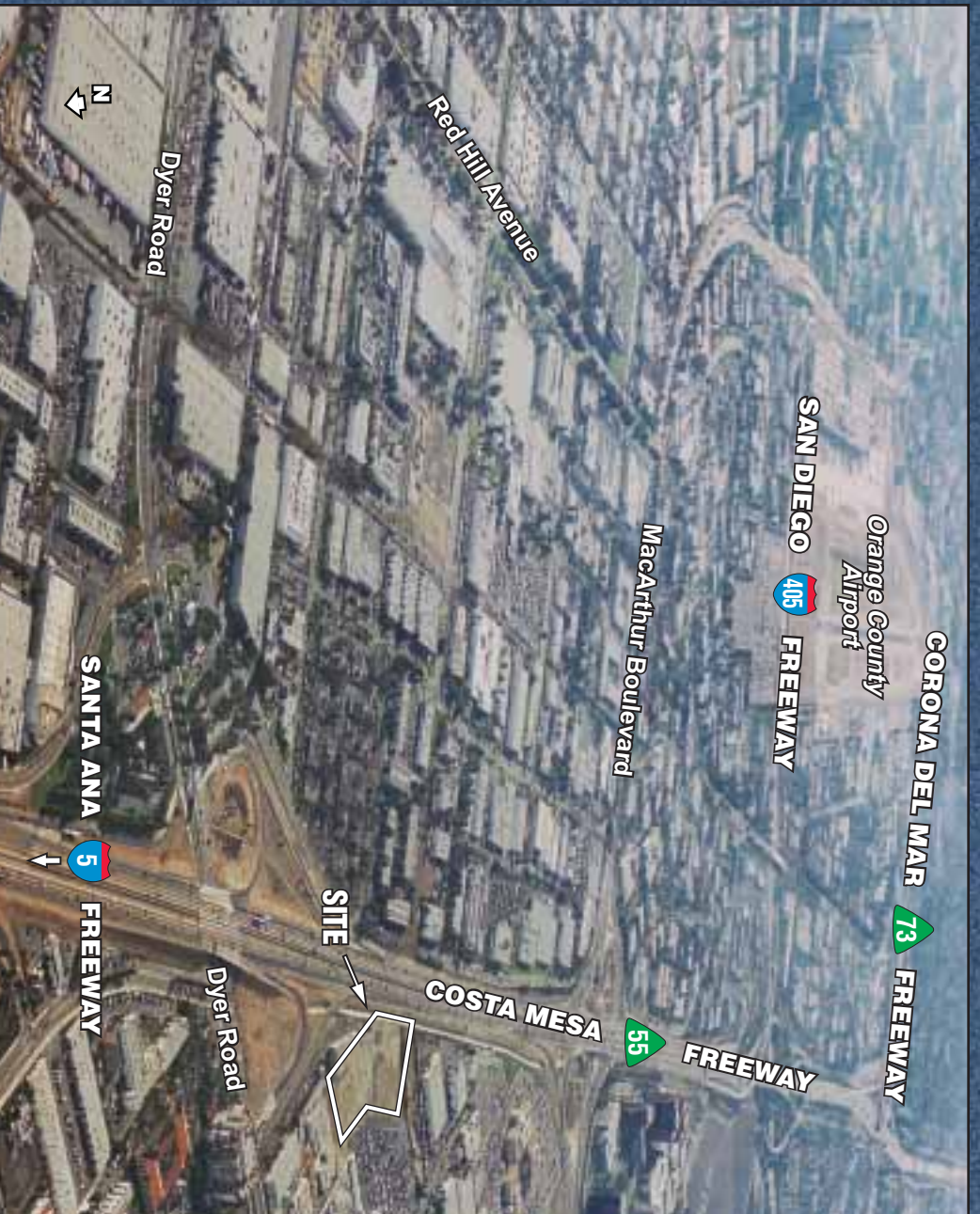
FEATURES

- Twelve (12) High Image Buildings
- Ranging in Size From 5,434 Sq. Ft. - 21,706 Sq. Ft. (Divisible)
- 5.7 Acre Master Planned Park
- Direct Freeway (55) Access and Frontage
- Extensive Glass Line
- Office Space to Suit
- Custom Interior Build Out Available
- ±3:1,000 Sq. Ft. Parking Ratio
- .33/3,000 Fire Sprinklers
- Ground Level Loading Doors 9' x 12'
- Power: 600 Amps, 120/208 Volt, 3 Phase
- 22' Clear Height
- Walk to Restaurant/Hotel/Retail Amenities
- Fiber Available

SITE PLAN



ADDRESS	FOOTPRINT	MEZZ. AREA	SIZE
2901	8,688	2,165	10,853
2903	8,688	2,165	10,853
2905	5,866	1,491	7,357
2907	5,434	1,391	6,825
2909	6,624	1,677	8,301
2911	6,721	1,677	8,398
2913	6,047	1,510	7,557
2915	6,060	1,558	7,618
2917	7,263	1,789	9,052
2919	7,240	1,805	9,045
2921	6,203	1,549	7,752
2923	6,203	1,549	7,752
TOTAL	81,037	20,326	101,363



MICHAEL HARTTEL

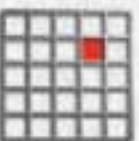
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