

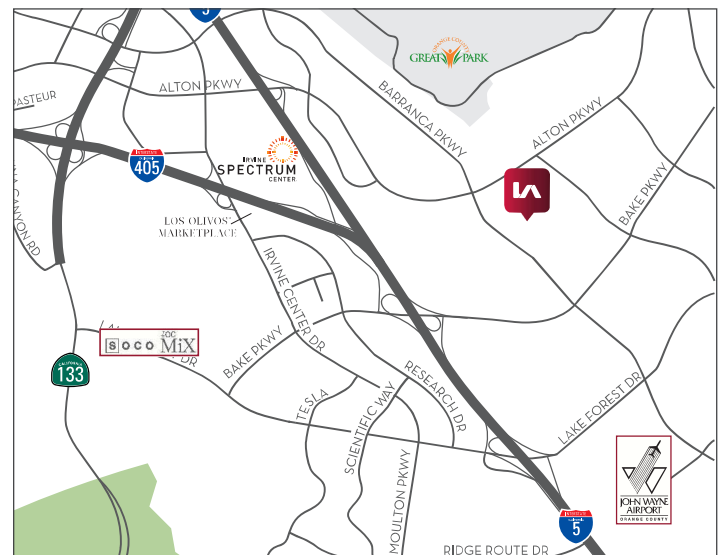
AVAILABLE - ±13,727 SF R&D/INDUSTRIAL BUILDING

IRVINE SPECTRUM, CA



BUILDING FEATURES

- » ±13,727 SF freestanding building
- » Corner location, drive around building
- » Three (3) ground level loading doors
- » 18' warehouse clearance
- » 2:1 parking ratio
- » Dual entrances
- » Building signage
- » Close access to the 5, 405 & 133 Freeways



EXCLUSIVELY LISTED BY:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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PROPERTY FLOOR PLAN

REVISED FLOOR PLAN COMING SOON / MAJOR INTERIOR
RENOVATION IN PROGRESS



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