

FOR LEASE

FIVE MARCONI | IRVINE, CALIFORNIA



**RARE 182'
TRUCK COURT
NOW COMPLETE**

**DRAMATIC
OFFICE BUILD OUT
NOW COMPLETE**

±177,607 SQ. FT. FREESTANDING MANUFACTURING/DISTRIBUTION BUILDING
PREMIER IRVINE SPECTRUM CORNER LOCATION

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VOIT REAL ESTATE SERVICES
2020 MAIN STREET, SUITE 100, IRVINE, CA 92614

voitco.com

PROPERTY FEATURES



Premier Irvine Spectrum Corner Location (9.37 Acres)



An approximate 177,607 Sq. Ft. Freestanding Manufacturing/ Distribution Building



Approximately 11,866 Sq. Ft. of Newly Constructed, High Image Single-Story Executive Offices



Large Secured 182.5' All Concrete Truck Court



Fourteen (14) Dock High Loading Positions w/ Mechanical Pit Levelers Rated to 35,000 Pounds (Expandable to 15)



Two (2) Grade Level Ramps with 12'x15' 10" Grade Level Door



2,000 Amps, 277/480 Volts, 3-Phase, Well Distributed Power (Verify)



24' - 29'1" Warehouse Clearance



ESFR Sprinkler System (K-17 Heads at 35 PSI; High Pile Storage Design)



New Warehouse LED Lighting (Motion Activated)



176 Parking Spaces (Expandable to 2:1,000 Sq. Ft.)



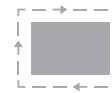
Shop Restrooms and Warehouse Office



Column Spacing: 40'x60'



Fully Seismic Retrofitted



Drive Around Access

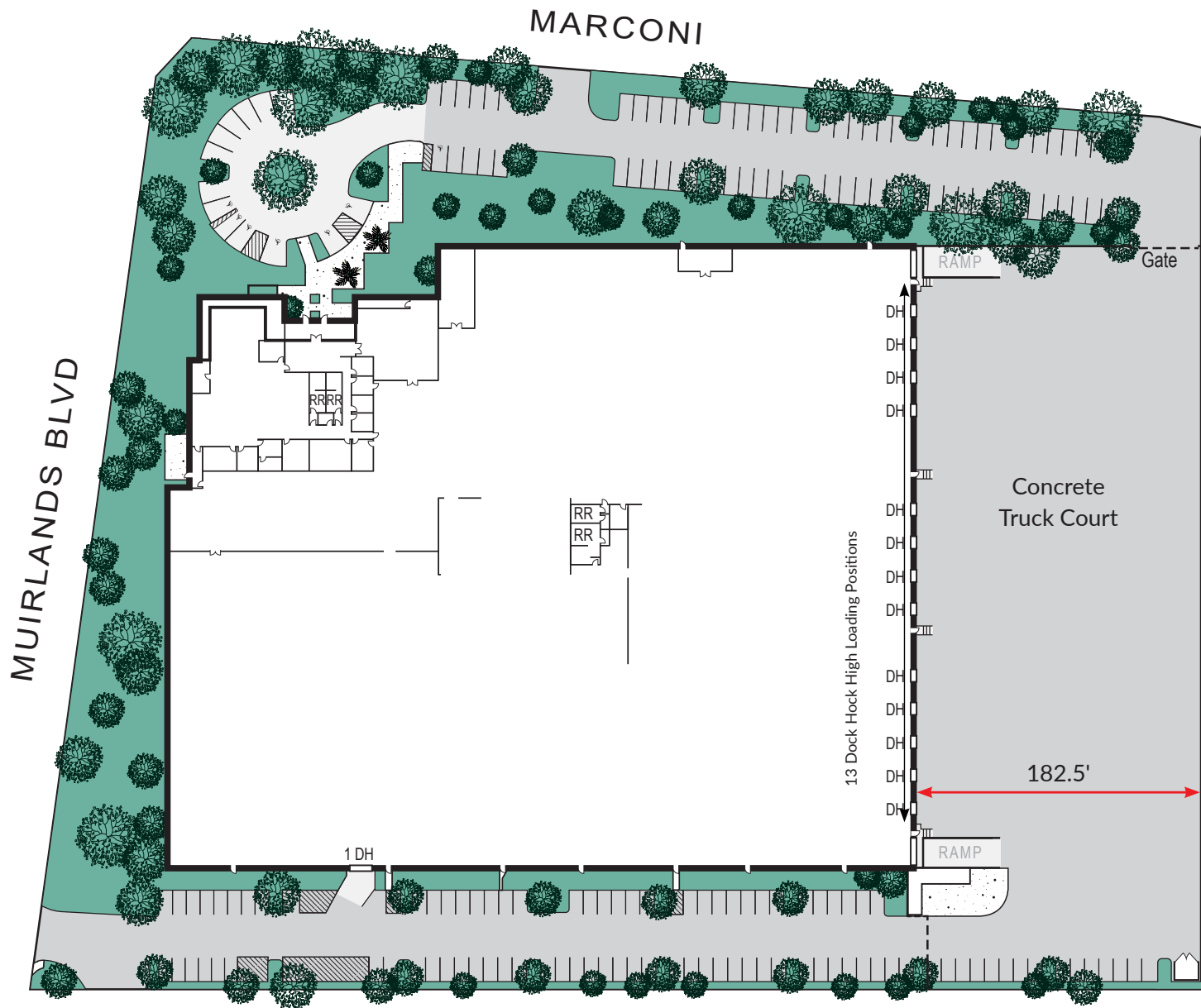


New Concrete Entry Way





*Image has been digitally modified. The depiction is for visualization purposes only and may not reflect actual property conditions. Original image available upon request.



*Site plan not to scale.

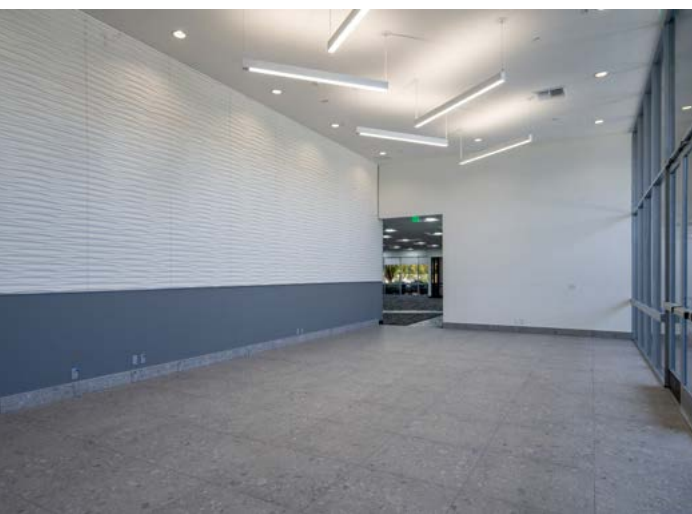
SITE PLAN

FOR LEASE

PROPERTY PHOTOS



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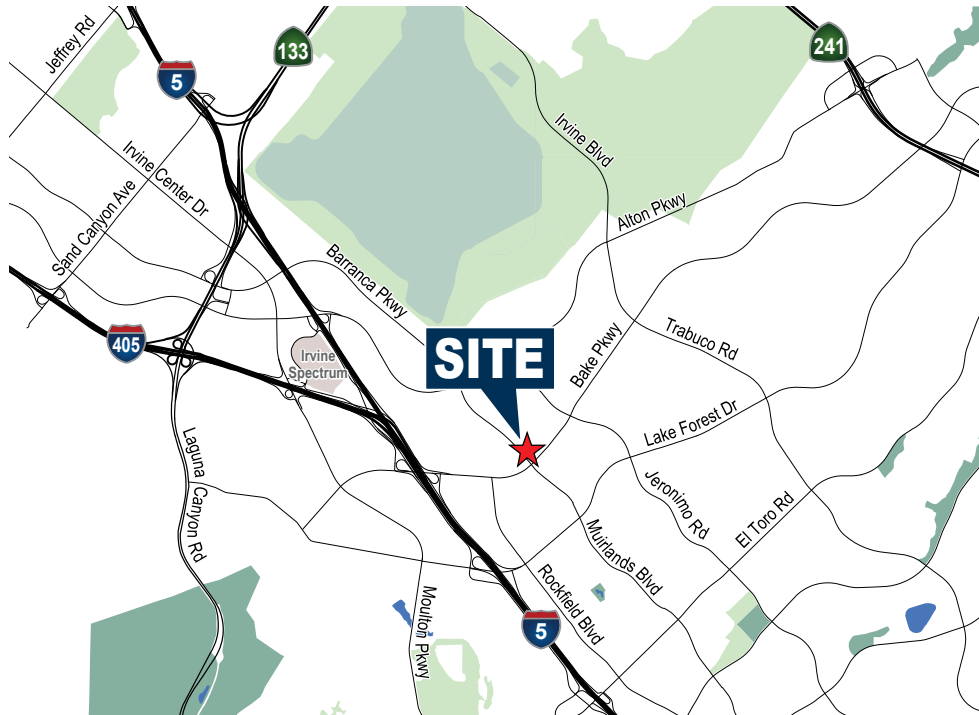




PROPERTY LOCATION

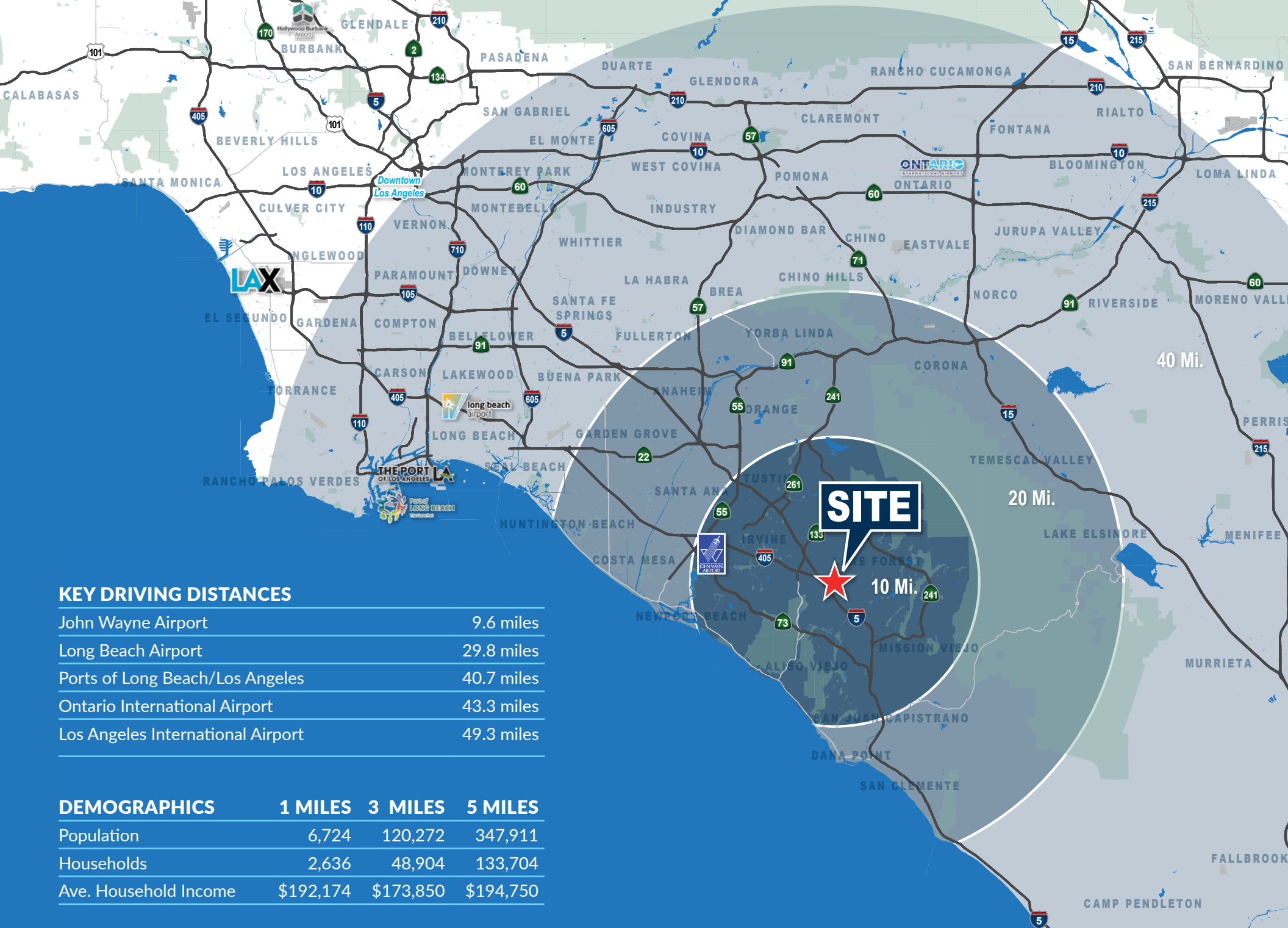


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- Located in the 2,700 Acre Master Planned Business Park - Irvine Spectrum
- Home of Over 1,000 Companies Encompassing Over 20M Sq. Ft.
- Convenient Access to the Santa Ana (5) and San Diego (405) Freeways
- Close Proximity to the Orange County Airport and Convenient Access to Long Beach & Los Angeles International Airports
- Adjacent to an Abundance of Housing & Retail Amenities
- Close Proximity to a Highly Skilled Labor Force
- Strategic Access to the Ports of Long Beach & Los Angeles

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ALL NEW TRUCK COURT

Voit

REAL ESTATE SERVICES

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