



DOW

BUSINESS CENTER

WHERE SUCCESS MEETS
ACCESSIBILITY

3002 DOW, TUSTIN, CALIFORNIA

LBA Logistics 

CBRE

STRATEGIC LOCATION TURNKEY SOLUTIONS



A unique flex/office and light manufacturing/distribution business park strategically located in the heart of the Irvine Business Complex



Move-in-ready spaces available for immediate occupancy



Excellent connectivity to the 5, 55, and 405 freeways, as well as the 261 toll road



Recently installed electric vehicle charging stations for tenant convenience



Free surface parking with a generous 3.2 per 1,000 sq. ft. parking ratio



Equipped with fire sprinklers throughout the property



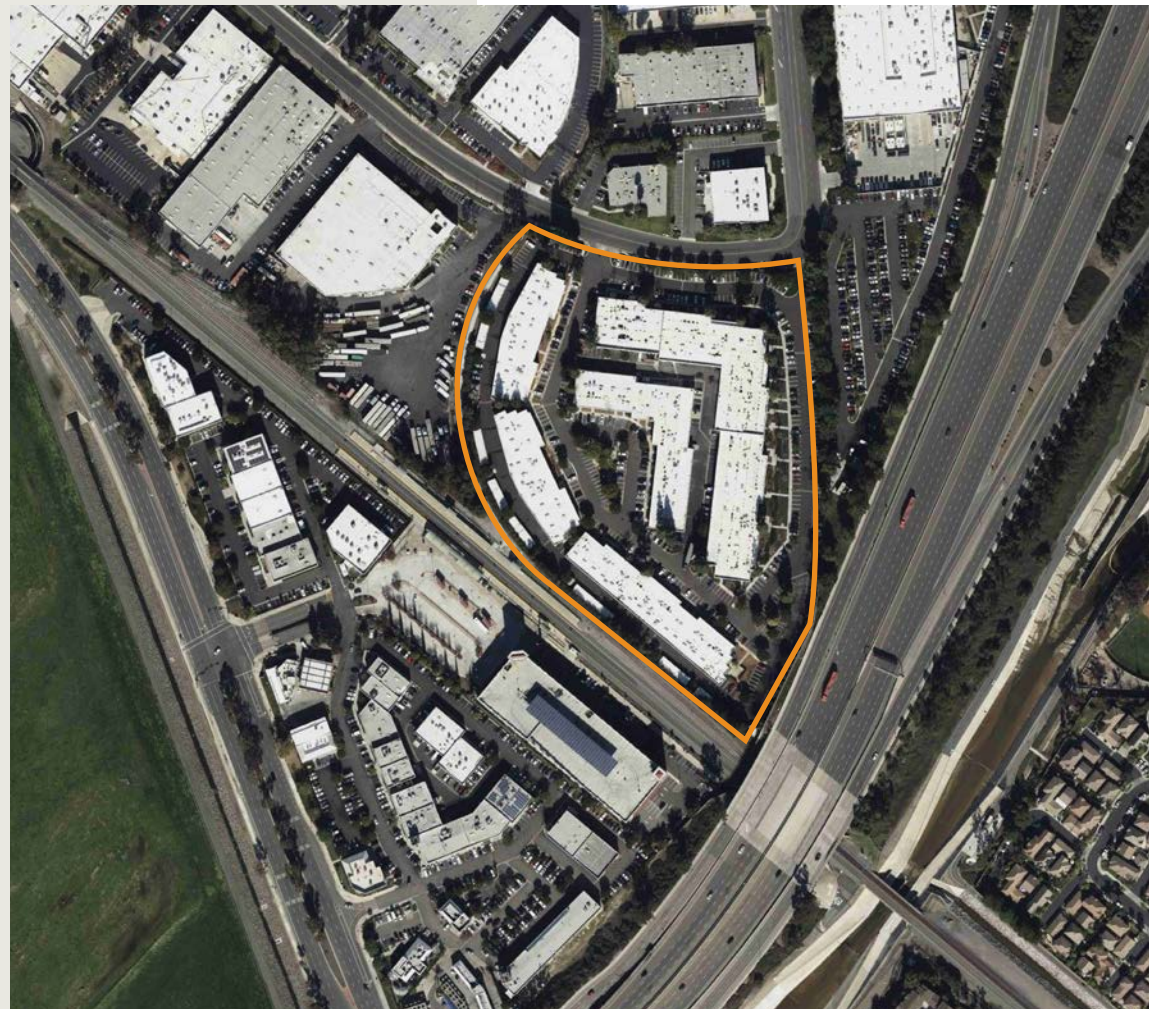
Ground-level loading for seamless operations

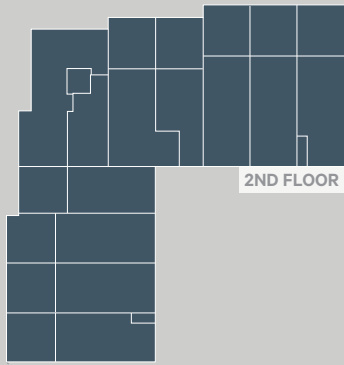


Close to premier shopping destinations, including The District and The Market Place



Just minutes from John Wayne Airport for easy travel access





2ND FLOOR

JAMBOREE RD

DOW AVE

BUILDING 100

BUILDING 200

BUILDING 500

BUILDING 300

BUILDING 400

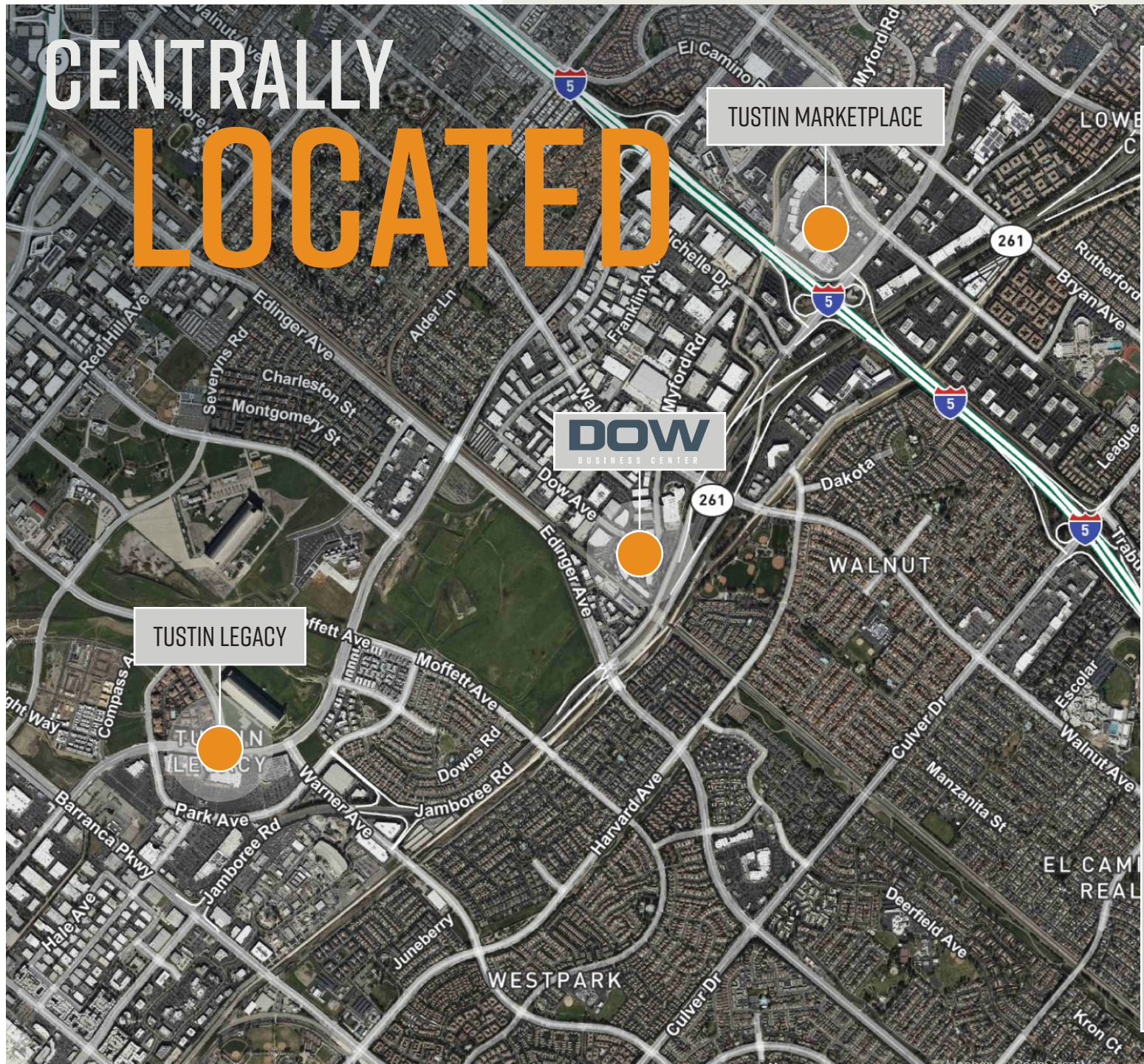


SITE PLAN

3002 DOW, TUSTIN, CALIFORNIA



CENTRALLY LOCATED



TUSTIN MARKETPLACE

BJ's
California Fish Grill
California Pizza Kitchen
Cha Cha's Latin Kitchen
Corner Bakery
Fresh Brother's
Hopdaddy
In N Out
Islands
Lazy Dog
Luna Grill
Pacific Catch
Shake Shack
Snooze AM Eatery
Urban Plates
Veggie Grill
& More

TUSTIN LEGACY

BJ's
Aloha Hawaiian BBQ
Bar Louie
Casa Del Sol
Chick Fil A
Ike's
In N Out
Lucille's BBQ
Luna Rosa
Mendocino Farms
Pei Wei
Red Robin
Subway
Halal Guys
The Winery
& More



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AVAILABILITIES

CLICK ON THE AVAILABLE UNIT TO VIEW THE BROCHURE

	Total SF	Office SF	Warehouse SF	Unit Type	Availability	Asking Rate
UNIT 124	4,309	3,909	400	Industrial	Now	\$1.80/SF NNN
UNIT 126	4,283	3,674	609	Industrial	Now	\$1.80/SF NNN
UNIT 136	3,735	1,100	2,635	Industrial	Now	\$1.80/SF NNN
UNIT 204	2,340	2,340	0	Office	4/1/26	\$1.70/SF NNN
UNIT 312	1,804	1,354	450	Industrial	Now	\$1.80/SF NNN

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