



# 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



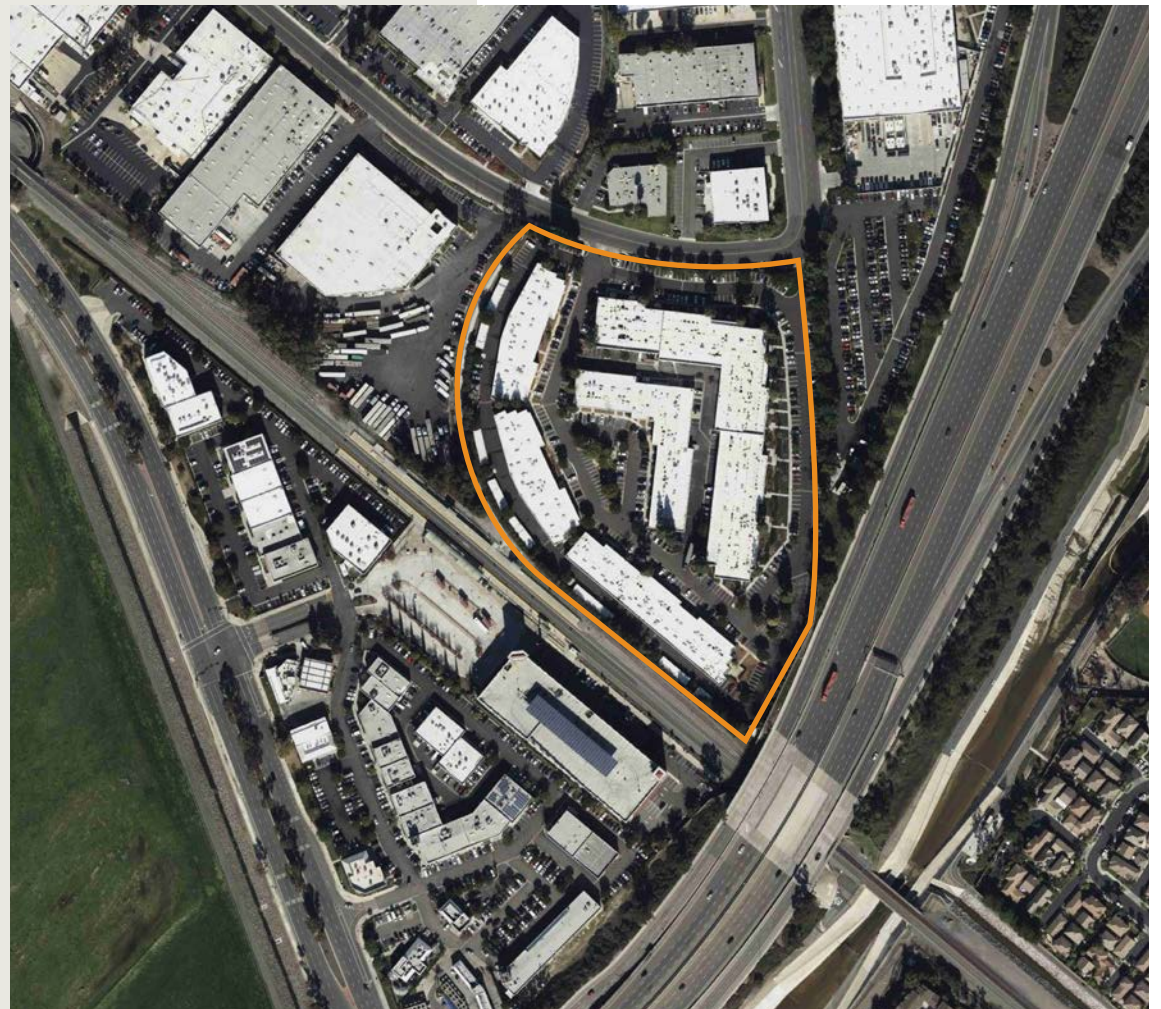
Ground-level loading for seamless operations

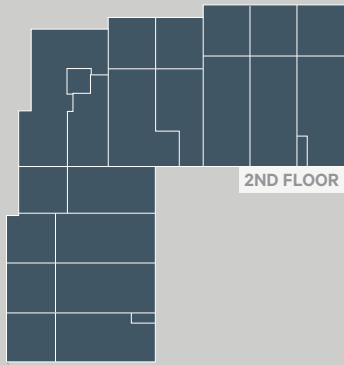


Close to premier shopping destinations, including The District and The Market Place



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

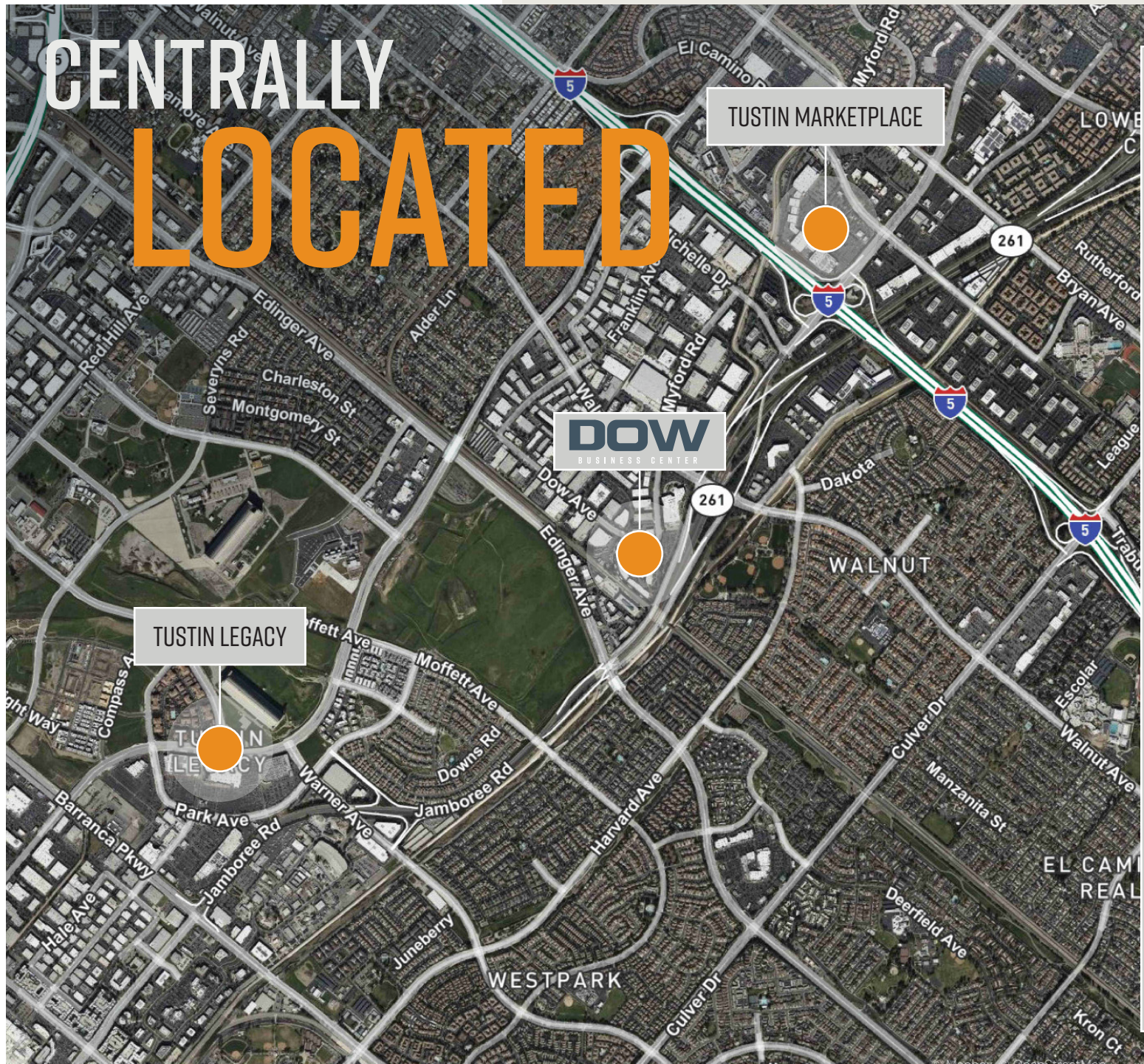
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# CENTRALLY LOCATED



## 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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## Contacts:

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# CBRE

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## AVAILABILITIES

	Total SF	Office SF	Warehouse SF	Unit Type	Availability	Asking Rate
UNIT 116	3,013	3,013	0	Office	Now	\$1.70/SF NNN
UNIT 204	2,340	2,340	0	Office	Now	\$1.70/SF NNN
UNIT 218	1,659	1,085	574	Industrial	Now	\$1.80/SF NNN
UNIT 302	2,984	2,048	936	Industrial	Now	\$1.80/SF NNN
UNIT 412	1,775	1,440	338	Industrial	Now	\$1.80/SF NNN
UNIT 416	2,031	1,125	906	Industrial	Now	\$1.80/SF NNN

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