

Class "A" Industrial Building

9740 IRVINE BLVD IRVINE, CA 92618

±99,638 SF
For Lease

LBA Logistics 



Jones Lang LaSalle Brokerage, Inc.
RE License #01856260



PROPERTY OVERVIEW



±99,638 SF
freestanding
building



±8,094 SF
office area



3 dock high doors
(expandable to 15)



**1 grade
level door**



Secured **140'**
concrete truck
court



50' x 56'
column spacing



36'
clear height



**3,000 AMP,
277/480v**
Switchgear *



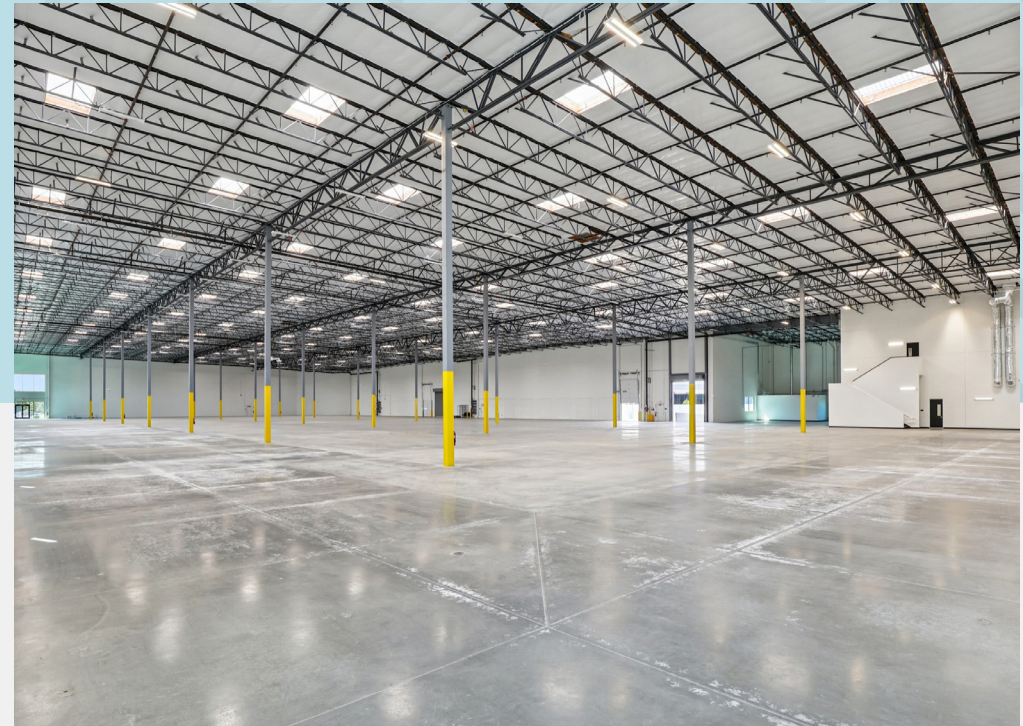
ESFR
sprinklers
(K 25.2 heads)



1.06:1,000
parking ratio
(106 spaces)

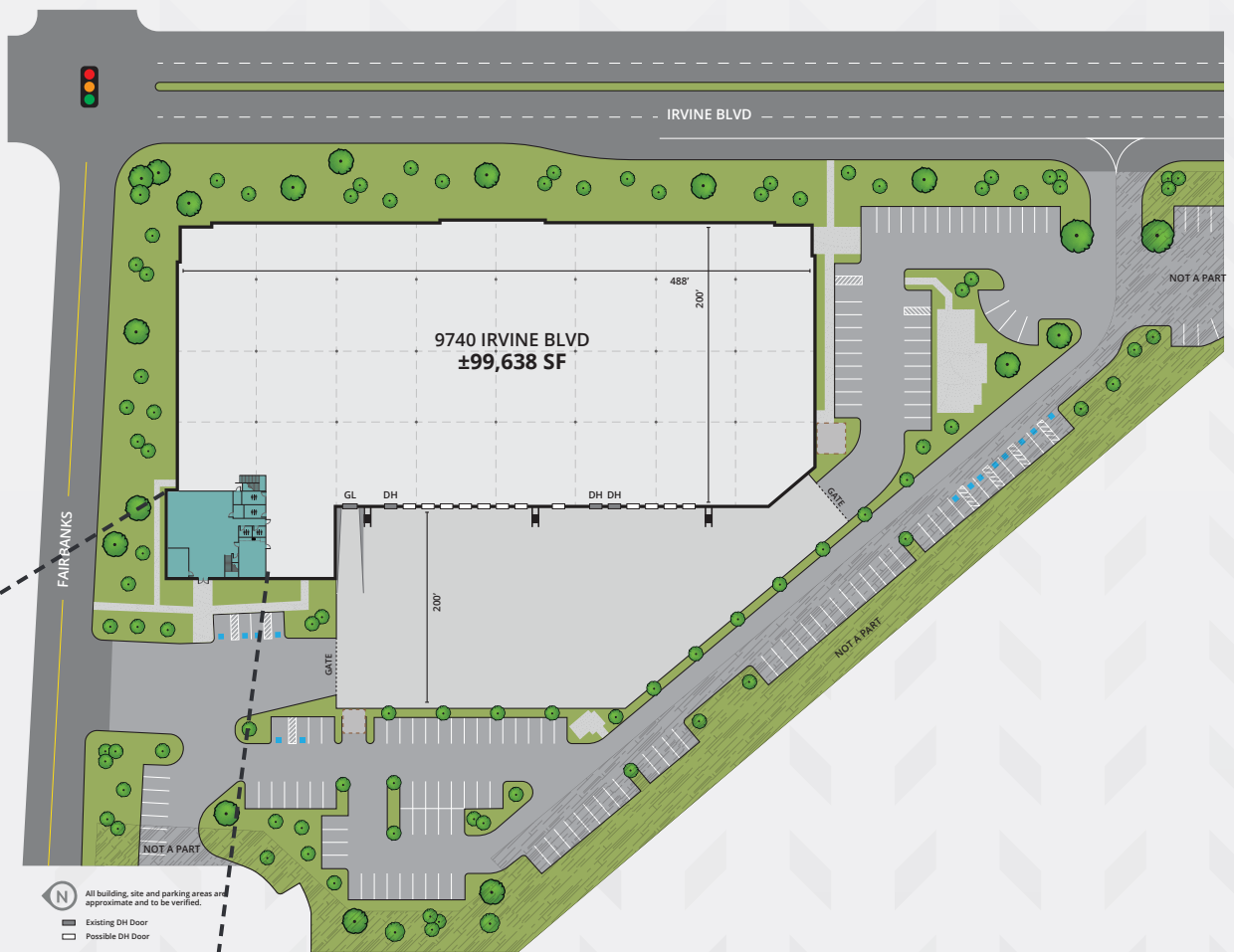


Close proximity
5 & 405
freeways

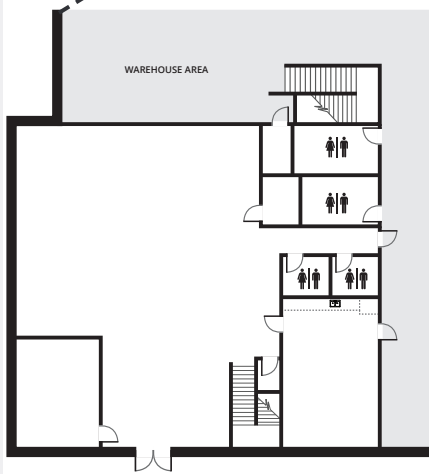


* There is currently 600 Amps serving the building, but the building has electrical gear, electrical gear ducts, and structures installed to serve 3000 amps at 277/480V.
Tenant to verify electrical load, upstream electrical capacity, and transformation with the public utility (Southern California Edison).

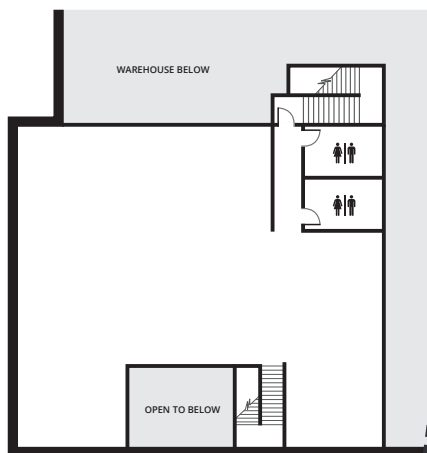
FLOOR PLAN



1st FLOOR
4,294 SF



2nd FLOOR
3,800 SF





LOCATION HIGHLIGHTS

Port of Los Angeles

Port of Long Beach

9740
IRVINE
BLVD.

John
Wayne
Airport

- 1.9 miles ▶ 5 Freeway
- 2.1 miles ▶ 405 Freeway
- 2.4 miles ▶ 241 Freeway
- 2.9 miles ▶ 133 Freeway
- 2.2 miles ▶ Irvine Spectrum Center
- 9.1 miles ▶ John Wayne Airport

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