

Class "A" Industrial Building

**9740 IRVINE BLVD
IRVINE, CA 92618**

±99,638 SF
For Lease



LBALogistics

JLL

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 *



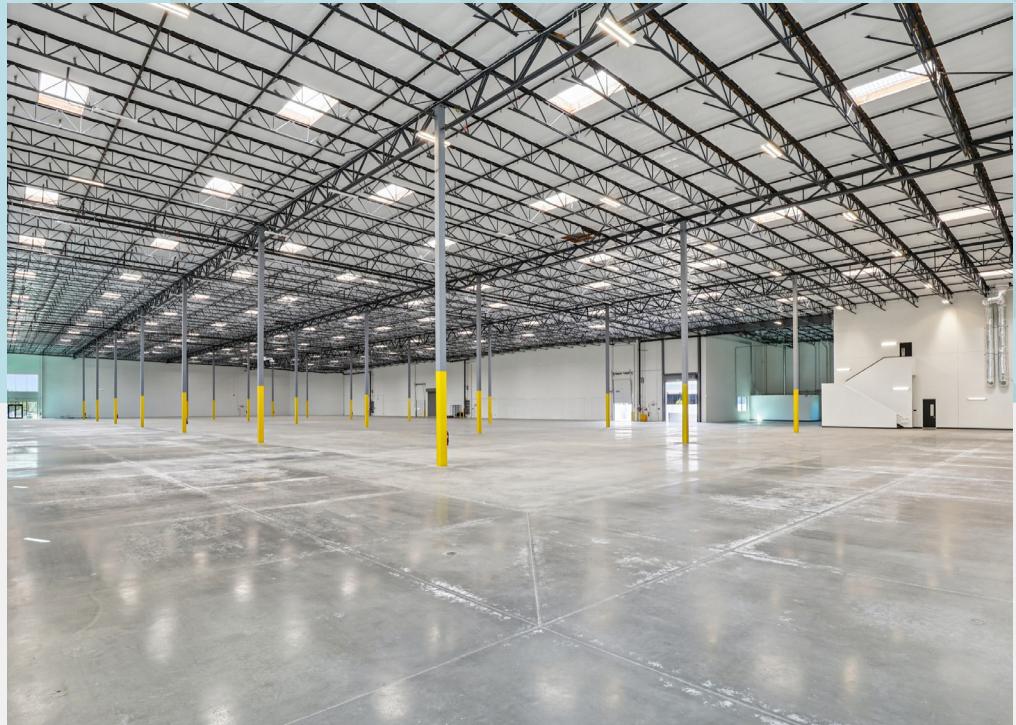
ESFR
sprinklers
(K 25.2 heads)



1.06:1,000
parking ratio
(106 spaces)



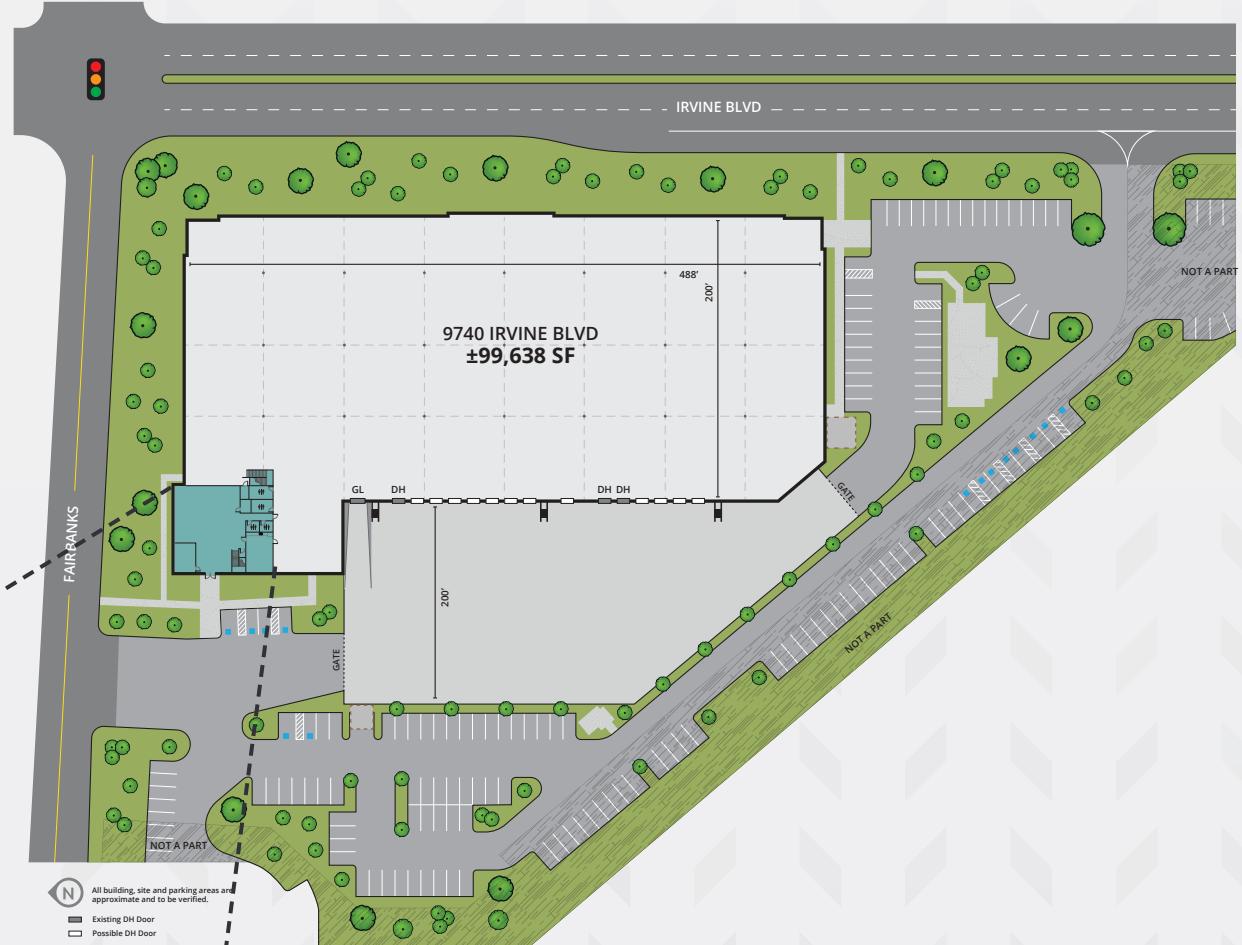
Close proximity
5 & 405
freeways



* 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).

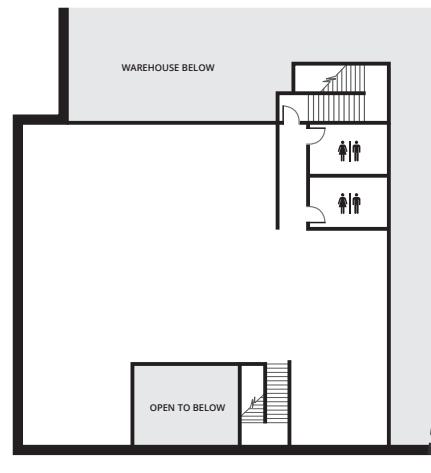
FLOOR PLAN

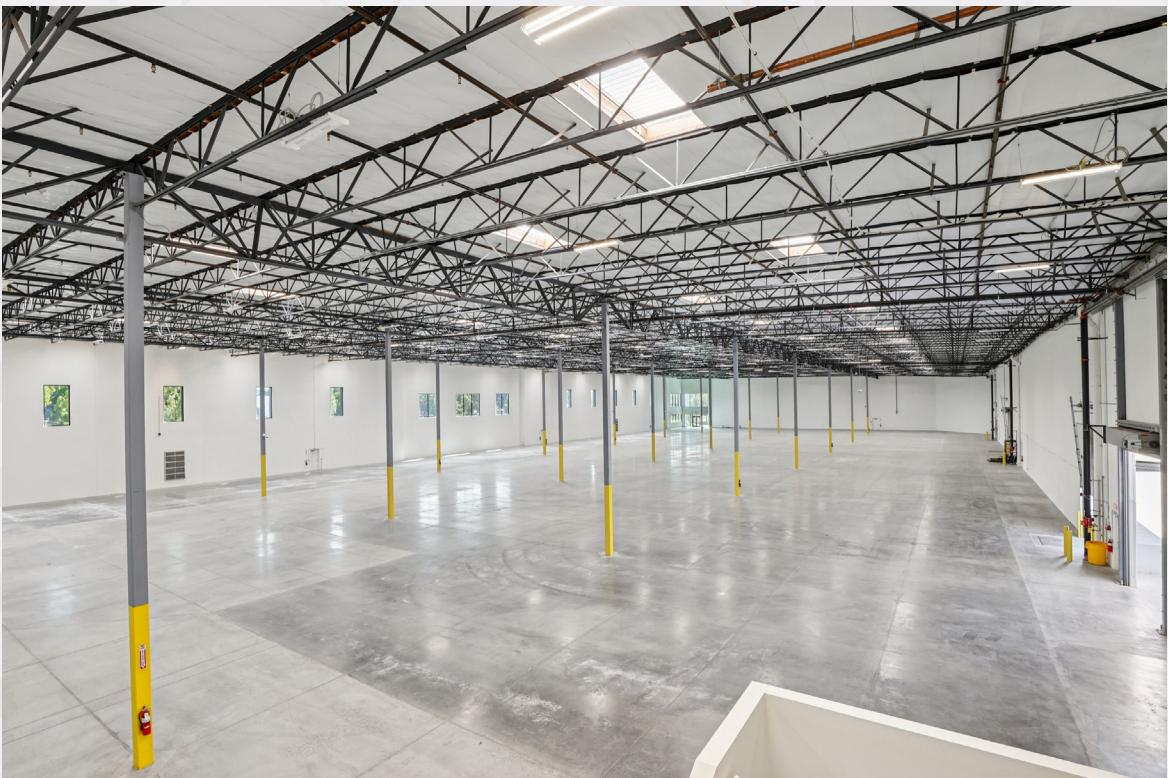


1st FLOOR
4,294 SF



2nd FLOOR
3,800 SF





Gardena

Yorba Linda

Cord

LOCATION HIGHLIGHTS

Long Beach

Port of Los Angeles

Cypress

Port of Long Beach

Fullerton

Anaheim

Orange

Garden Grove

Santa Ana

Irvine

9740
IRVINE
BLVD.

Huntington
Beach

Newport
Beach

San Juan

5

91

5

22

405

261

133

241

5

73

- 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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