



Steve Wagner

Managing Director 949.885.2923 steve.wagner@jll.com RE license #01314652

Zach Niles

Managing Director 949.885.2922 zach.niles@jll.com RE license# 01311756

Louis Tomaselli

Executive Managing Director 949.885.2985 louis.tomaselli@jll.com RE license# 00904844

9750

IRVINE BOULEVARD // IRVINE, CA

LBALogistics **以**



9750 // IRVINE BLVD.

IRVINE, CALIFORNIA

9750 Irvine Blvd. is a ±348,571 SF Distribution / Corporate HQ facility in the heart of South Orange County with close proximity to the 5 & 405 freeways and thousands of affluent roof-tops. The property was completely renovated in 2020 and is professionally owned/managed by LBA Logistics.



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL alterior and its information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP. Inc. All rights reserved. Jones Lang LaSalle Brokerage. Inc., Real Estate license #01856260.

PROPERTY SPECS

- ±348,571 SF multi-tenant industrial building in a larger ±448,207 SF industrial project
- · Single story office space (most suites)
- · Dock high and ground level loading doors
- ±24' minimum clearance
- 47x47' (typical) column spacing
- · New outdoor workspace under construction

- Fire sprinklers
- · Ample parking
- Minimum of 400 amps @ 277/480 volt per suite (potentially expandable)
- Excellent frontage/visibility on corner of Irvine Blvd. & Fairbanks
- · Professionally owned/managed by LBA Logistics

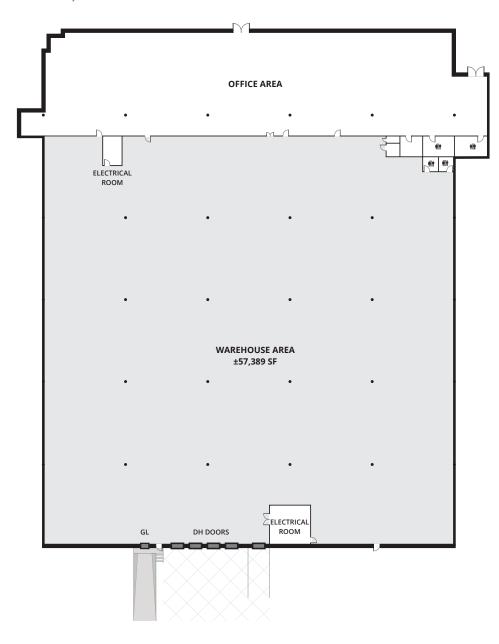






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IFLOORPLAN



PROPERTY SPECS

Suite 102

Size: ±73,218 SF

Office SF: ±15,829 SF

Dock high loading: Four (4)

Ground level loading: One (1)

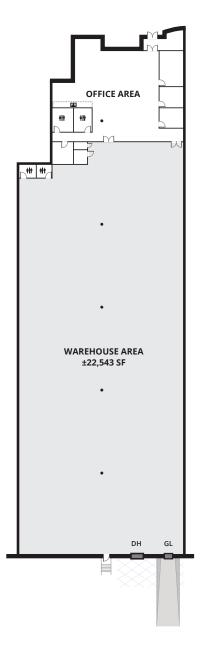
Cardboard compactor space

Power: 2,000 amps @ 277/480 volt (Tenant to verify)

Parking: 72 parking stalls

 Major renovations (new office space, warehouse lighting, etc.) planned for Q4 2023

IFLOORPLAN



PROPERTY SPECS

Suite 103

Size: ±26,921 SF

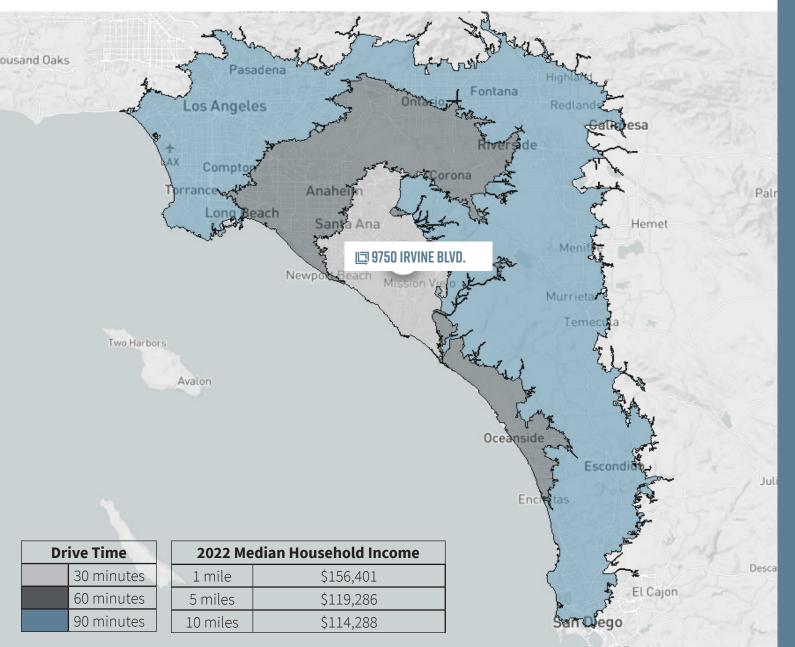
Office SF: ±4,378 SF

Dock high loading: One (1)

Ground level loading: One (1)

Power: 400 amps @ 277/480 volt (Tenant to verify)

· Parking: 27 parking stalls



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Exclusively listed by:

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