

**MAJOR SITE IMPROVEMENTS
NEARING COMPLETION**



100,139 SF AVAILABLE
HIGH IMAGE DISTRIBUTION /
CORPORATE HQ PROPERTY

9750

IRVINE BOULEVARD // IRVINE, CA

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

LBALogistics  

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.



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



SITE PLAN

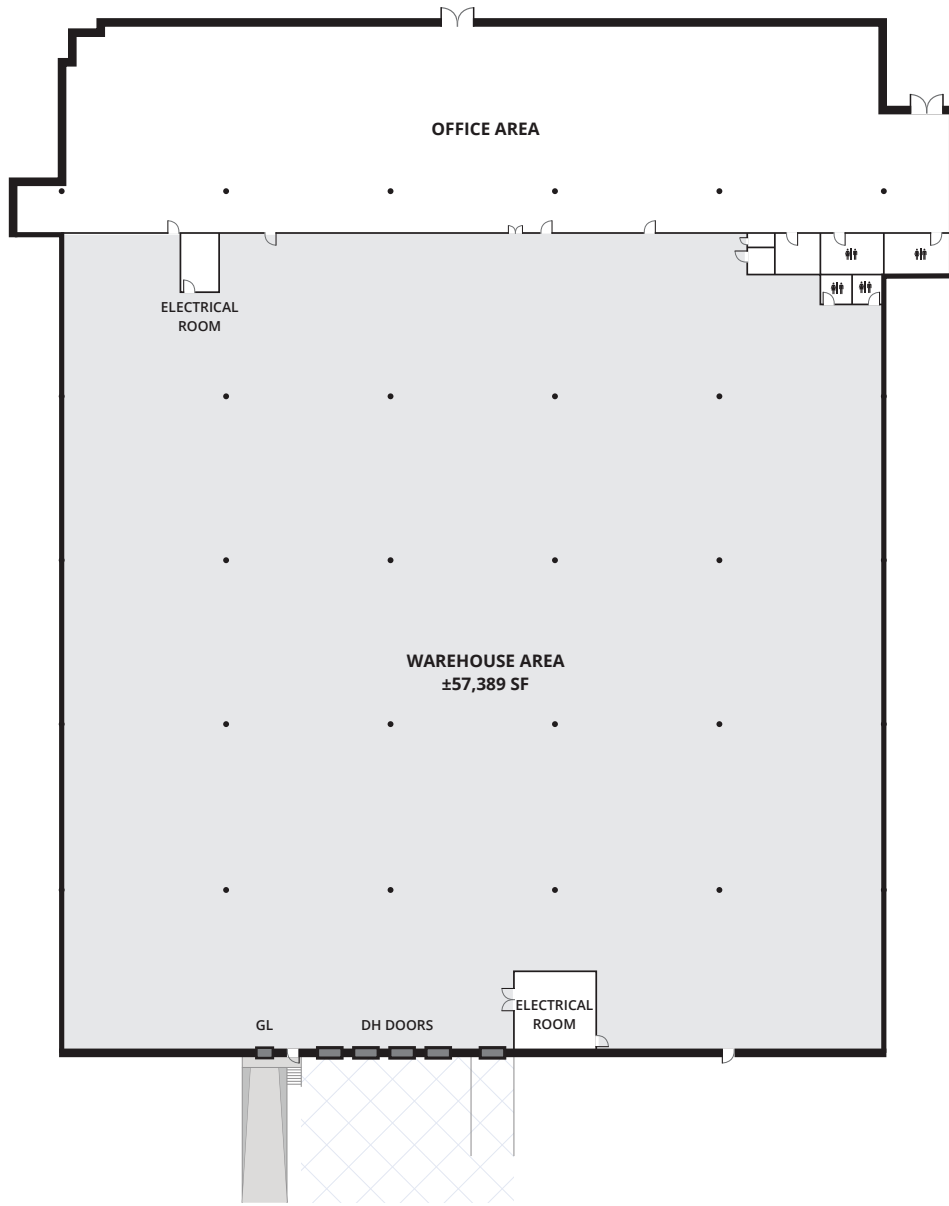


9750 Availability		
	Total SF	Office SF
Suite 102	73,218 SF	15,829 SF
Suite 103	26,921 SF	4,378 SF



* Parking spaces are approximate and to be verified.

FLOORPLAN

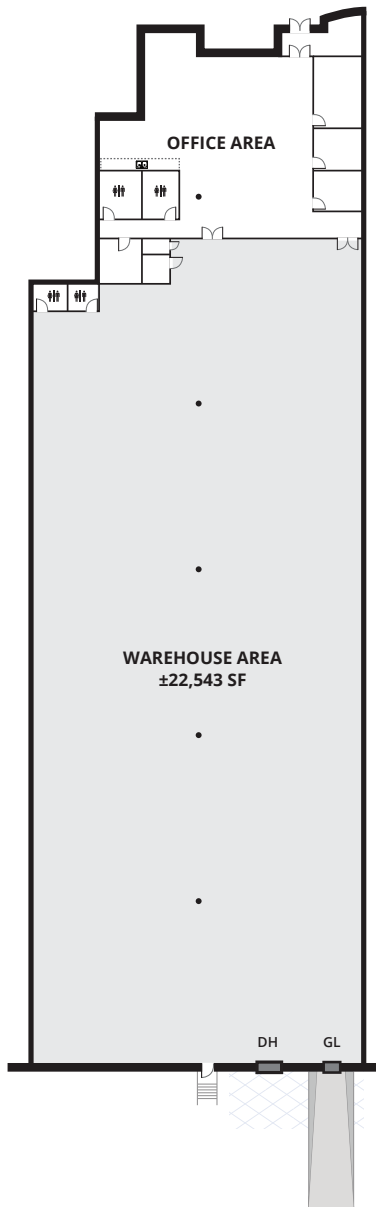


PROPERTY SPECS

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

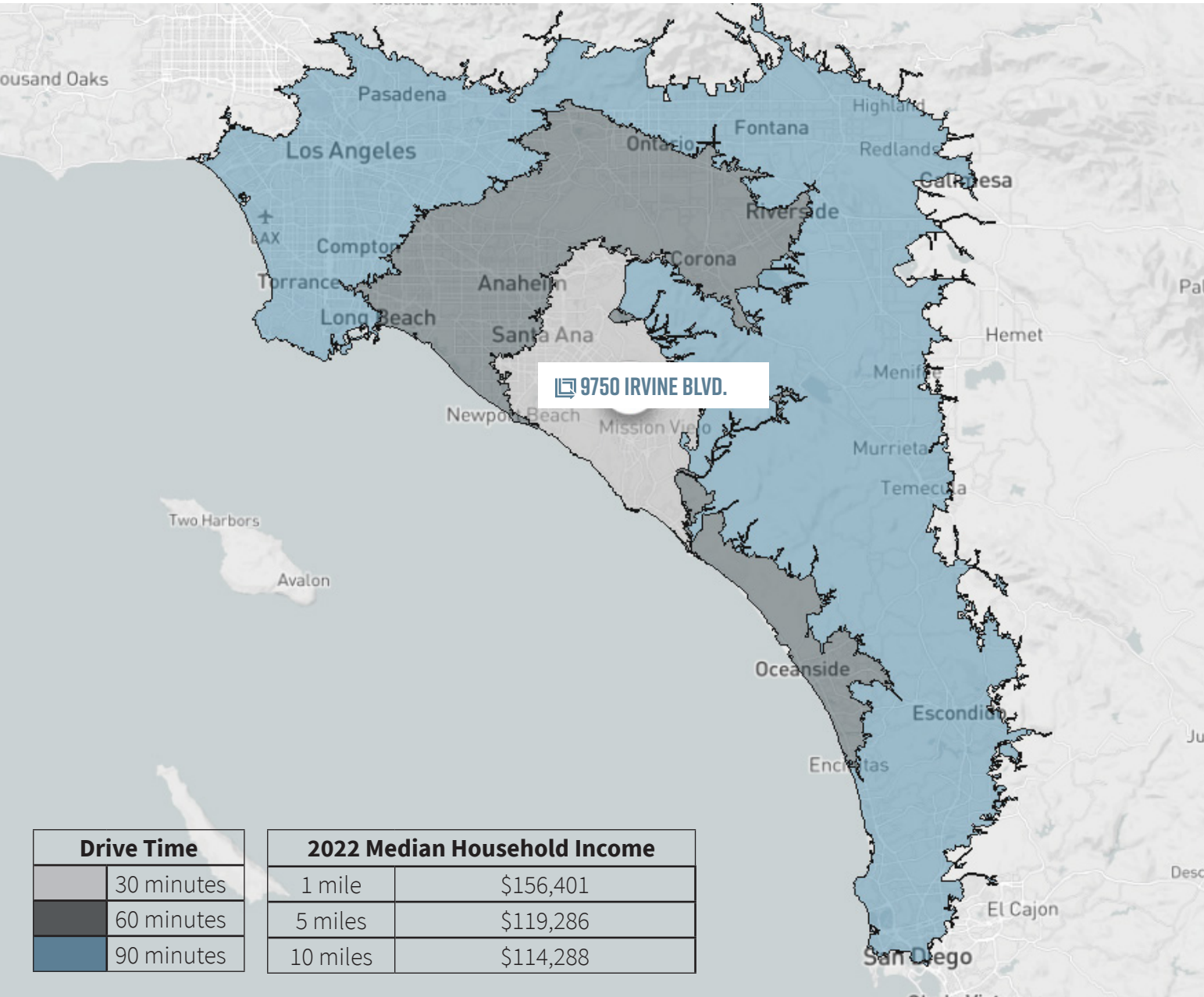
FLOORPLAN



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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Drive Time		2022 Median Household Income	
30 minutes	1 mile	\$156,401	
60 minutes	5 miles	\$119,286	
90 minutes	10 miles	\$114,288	

