



**43,971 SF AVAILABLE**  
**HIGH IMAGE DISTRIBUTION /**  
**CORPORATE HQ PROPERTY**

# 9750

**IRVINE BOULEVARD // IRVINE, CA**

**Steve Wagner**

Senior Managing Director

949.885.2923

[steve.wagner@jll.com](mailto:steve.wagner@jll.com)

RE license #01314652

**Zach Niles**

Senior Managing Director

949.885.2922

[zach.niles@jll.com](mailto:zach.niles@jll.com)

RE license# 01311756

**Louis Tomaselli**

Executive Managing Director

949.885.2985

[louis.tomaselli@jll.com](mailto:louis.tomaselli@jll.com)

RE license# 00904844

**LBA**Logistics  

# 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

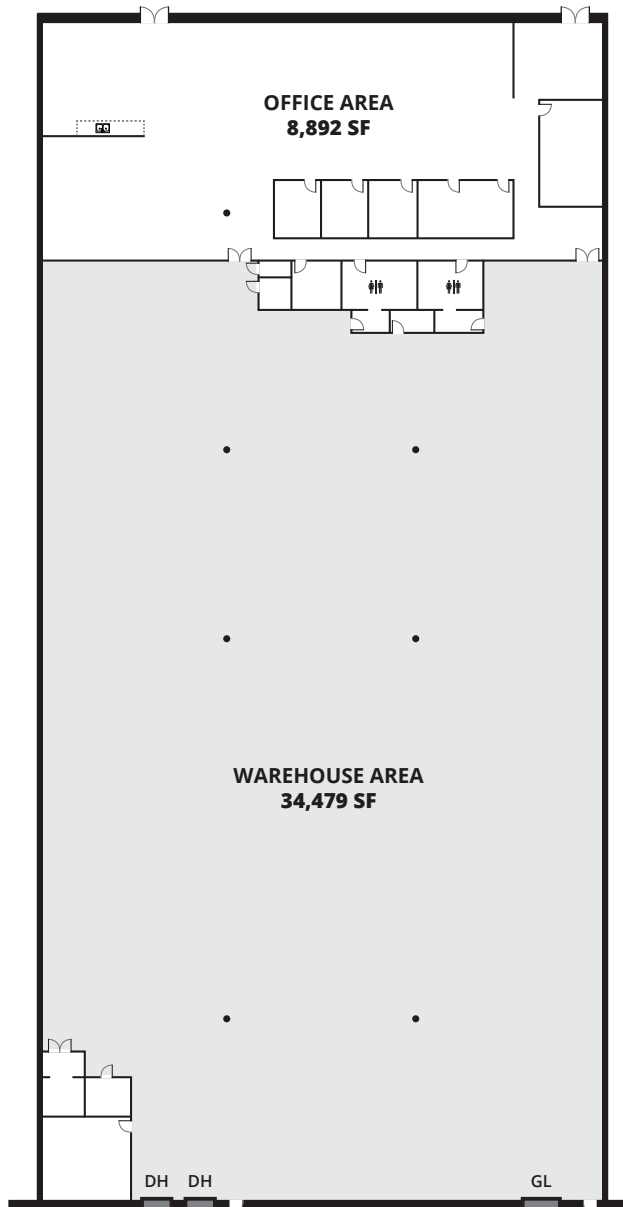
- ±348,571 SF multi-tenant industrial building in a larger ±448,207 SF industrial project
- Single story office space (most suites)
- Dock high and ground level loading doors
- ±24' minimum clearance
- 47x47' (typical) column spacing
- New outdoor workspace
- Fire sprinklers
- Ample parking
- Minimum of 400 amps @ 277/480 volt per suite (potentially expandable, tenant to verify)
- Excellent frontage/visibility on corner of Irvine Blvd. & Fairbanks
- Professionally owned/managed by LBA Logistics



# SITE PLAN



# FLOORPLAN

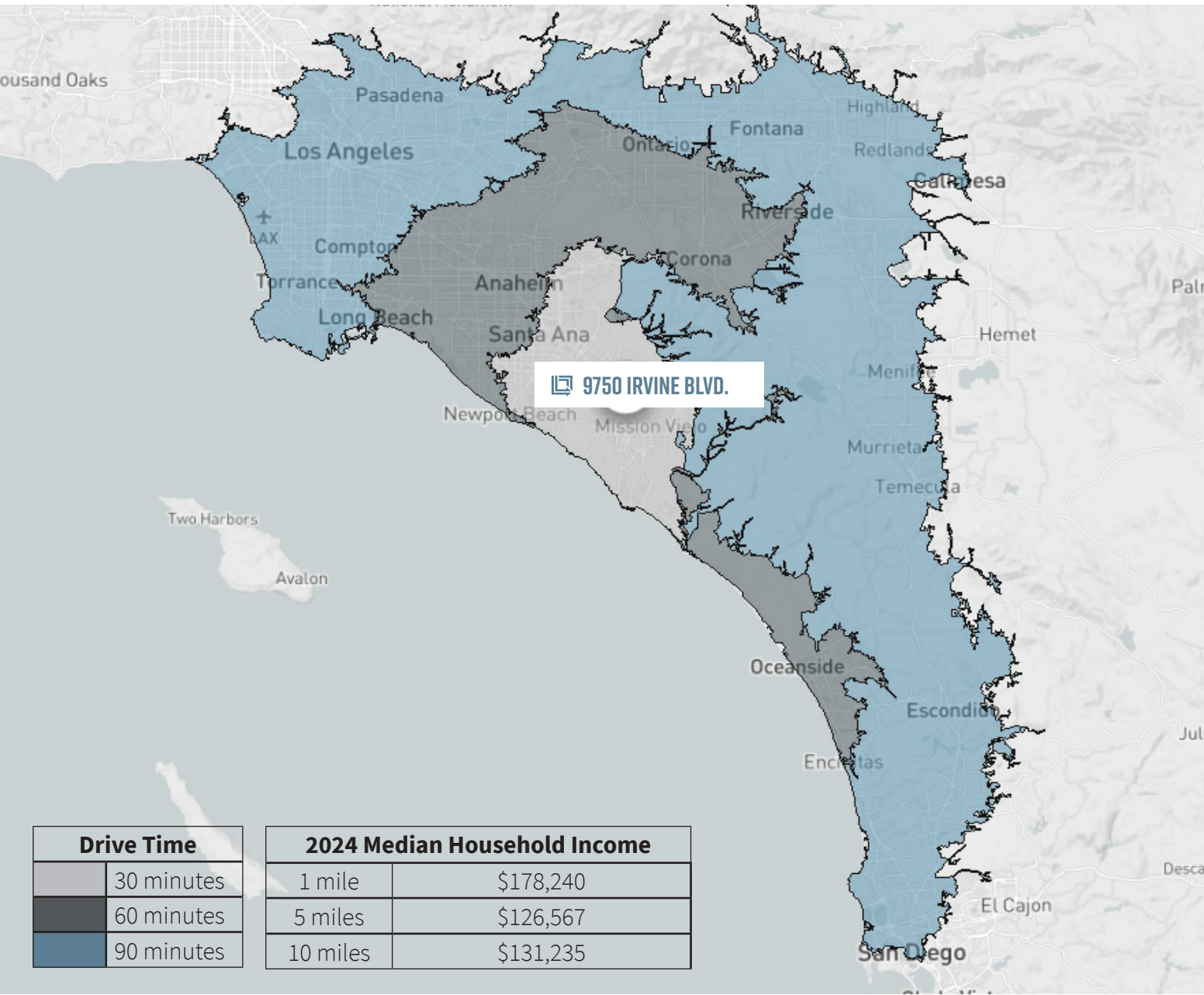


# PROPERTY SPECS

## Suite 106

- Size: ±43,971 SF
- Office SF: ±8,892 SF
- Warehouse SF: ±34,479 SF
- Dock high loading: Two (2) - both with mechanical load levelers
- Ground level loading: One (1)
- Power: 400 amps @ 277/480 volt (tenant to verify)
- Parking: 44 parking stalls
- Trailer parking: Two (2) parking positions
- Refreshed efficient plan





Drive Time		2024 Median Household Income	
	30 minutes	1 mile	\$178,240
	60 minutes	5 miles	\$126,567
	90 minutes	10 miles	\$131,235

9750 // IRVINE BOULEVARD

IRVINE, CALIFORNIA

Exclusively listed by:

Steve Wagner

Senior Managing Director

949.885.2923

steve.wagner@jll.com

RE license #01314652

Zach Niles

Senior 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



LBA Logistics