

9750

IRVINE BLVD

Irvine Spectrum / California

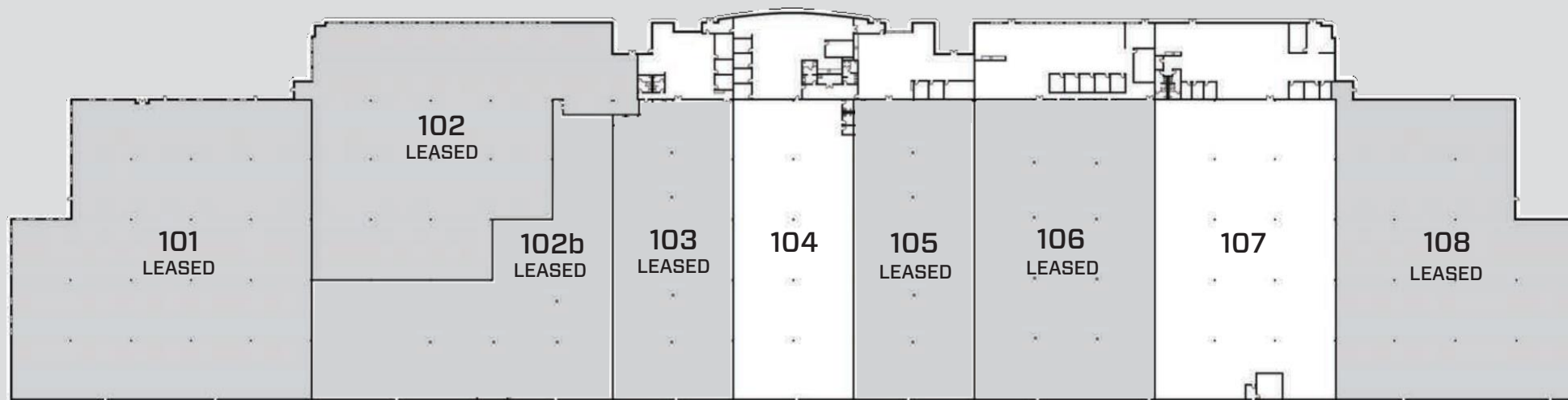
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LBALogistics 

CLASS A
INDUSTRIAL FACILITY
348,569 SF

29,400 SF and 43,323 SF Still Available





LBA LOGISTICS IS PLEASED TO OFFER A RARE OPPORTUNITY TO OCCUPY INDUSTRIAL SPACE LOCATED IN THE HEART OF THE INTERNATIONALLY RECOGNIZED IRVINE SPECTRUM SUBMARKET.

- 29,400 and 43,323 SF still available
- 24' MINIMUM CLEAR HEIGHT
- 47' X 47' COLUMN SPACING (TYPICAL)
- FIRE SPRINKLER RATING: .33/3,000 GPM
- POWER: 400A AT 277/480V PER SUITE
- 24 DOCK HIGH DOORS (Expandable)
- 6 GRADE LEVEL DOORS (Expandable)
- AMPLE PARKING AVAILABLE

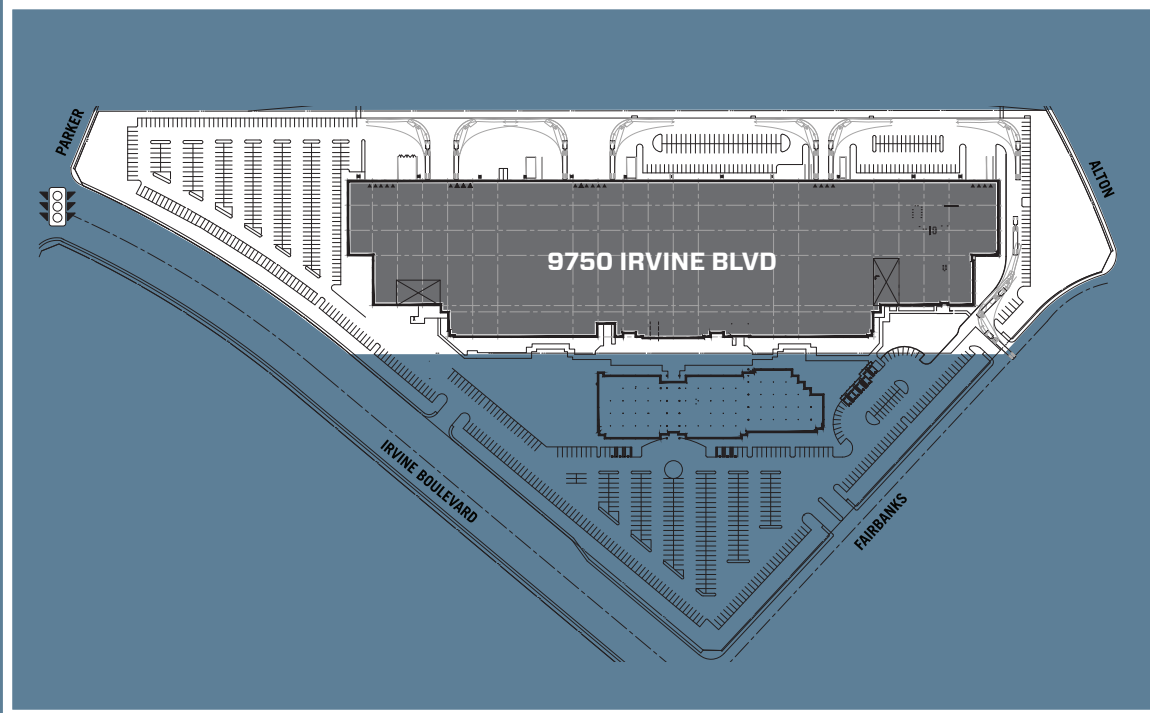
SPACE HIGHLIGHTS

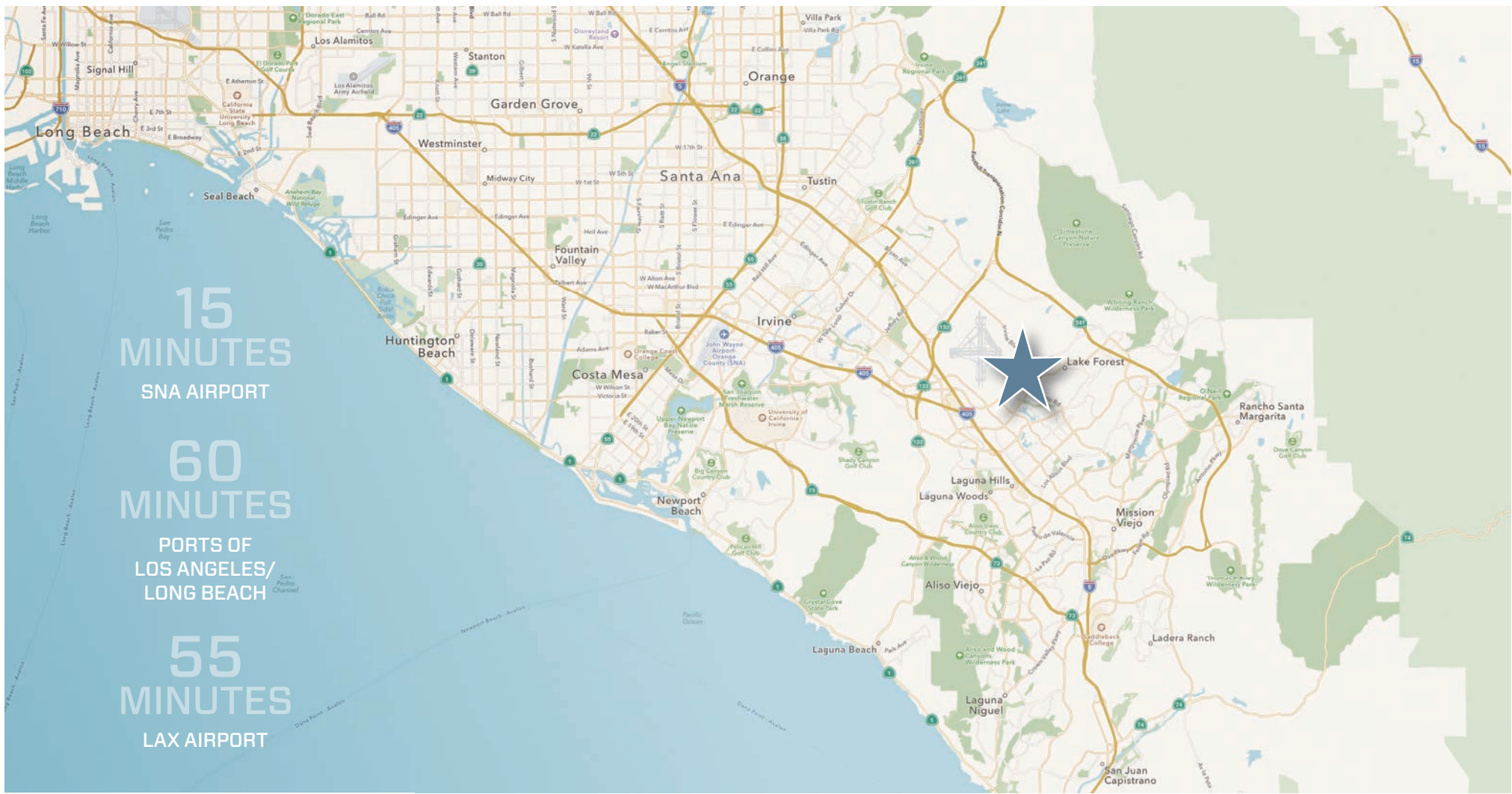


SITE FEATURES

- ± 348, 569 SF ON ± 26.22 ACRES
- TRANQUIL OUTDOOR COURTYARD
- CLOSE TO 1.2M SF OF AMENITIES AT WORLD-CLASS IRVINE SPECTRUM CENTER
- DIRECT ACCESS TO THE 405, 5, 133 FREEWAYS AND 241 TOLL-ROAD
- ONE BLOCK FROM METROLINK STATION
- 15 MINS TO JOHN WAYNE AIRPORT;
55 MINS TO PORT OF LOS ANGELES
AND PORT OF LONG BEACH

OWNED AND MANAGED BY LBA LOGISTICS





9750 IRVINE BOULEVARD, IRVINE, CA



LBALogistics

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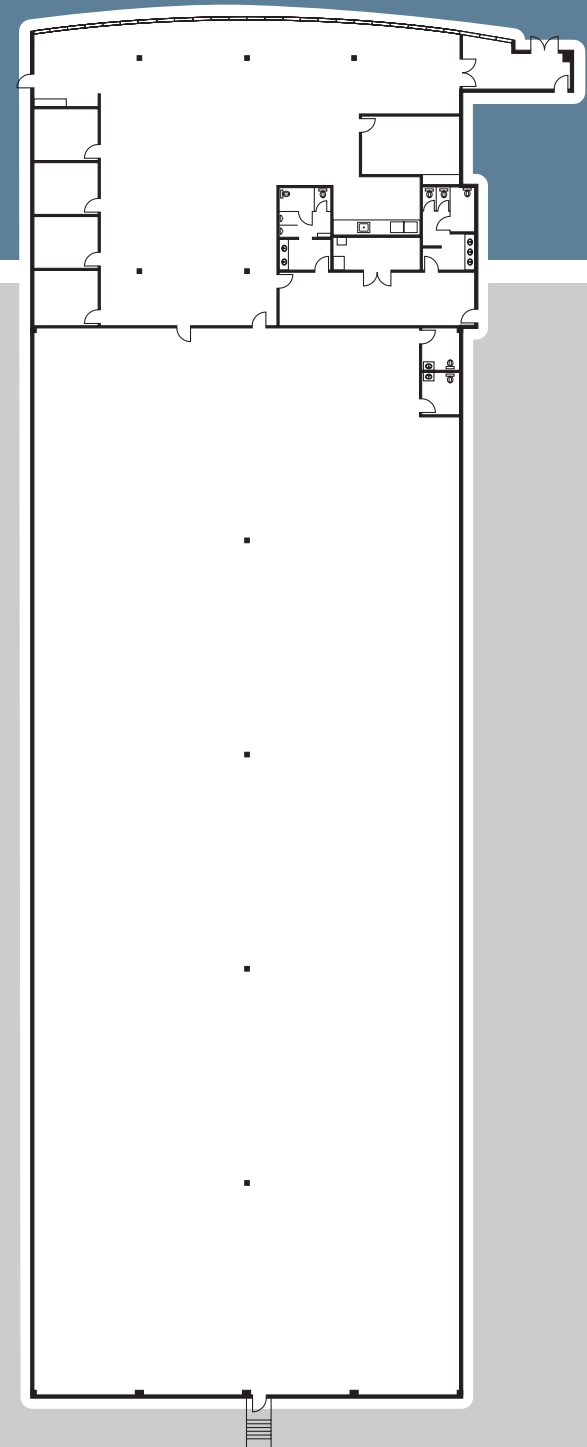
IRVINE BLVD

Irvine Spectrum / California

SUITE 104

- TOTAL AVAILABLE - 29,400 SF
- OFFICE - 6,416 SF
- 24' WAREHOUSE CLEARANCE
- 1 DH DOORS
- 1 GL DOORS
- 400 AMPS @ 277/480V (EXPANDABLE)
- LED WAREHOUSE LIGHTS TO SUIT
- FULLY SPRINKLERED
- 1/1,000 PARKING RATIO
- OUTDOOR AMENITY AREAS
- PROFESSIONALLY OWNED/MANAGED
BY LBA LOGISTICS

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IRVINE BLVD

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SUITE 107

- TOTAL AVAILABLE - 43,323 SF
- OFFICE - 8,847 SF
- 24' WAREHOUSE CLEARANCE
- 4 DH DOORS
- 400 AMPS @ 277/480V (EXPANDABLE)
- LED WAREHOUSE LIGHTS TO SUIT
- FULLY SPRINKLERED
- 1/1,000 PARKING RATIO
- OUTDOOR AMENITY AREAS
- PROFESSIONALLY OWNED/MANAGED
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