

FOR LEASE

5 MARCONI | IRVINE, CALIFORNIA



*Image has been digitally modified. The depiction is for visualization purposes only and may not reflect actual property conditions. Original image available upon request.

**RARE 182'
TRUCK COURT
NOW COMPLETE**

**DRAMATIC
OFFICE BUILD OUT
NOW COMPLETE**

**±177,607 SQ. FT. FREESTANDING MANUFACTURING/DISTRIBUTION BUILDING
PREMIER IRVINE SPECTRUM CORNER LOCATION**

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PROPERTY FEATURES



Premier Irvine Spectrum Corner Location (9.37 Acres)



An approximate 177,607 Sq. Ft. Freestanding Manufacturing/ Distribution Building



Approximately 11,866 Sq. Ft. of Newly Constructed, High Image Single-Story Executive Offices



Large Secured 182.5' All Concrete Truck Court



Fourteen (14) Dock High Loading Positions w/ Mechanical Pit Levelers Rated to 35,000 Pounds (Expandable to 15)



Two (2) Grade Level Ramps with 12'x15' 10" Grade Level Door



4,000 Amps, 277/480 Volts, 3-Phase, Well Distributed Power (Verify)



24' - 29'1" Warehouse Clearance



ESFR Sprinkler System (K-17 Heads at 35 PSI; High Pile Storage Design)



New Warehouse LED Lighting (Motion Activated)



176 Parking Spaces



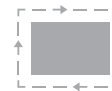
Shop Restrooms and Warehouse Office



Column Spacing: 40'x60'



Fully Seismic Retrofitted



Drive Around Access

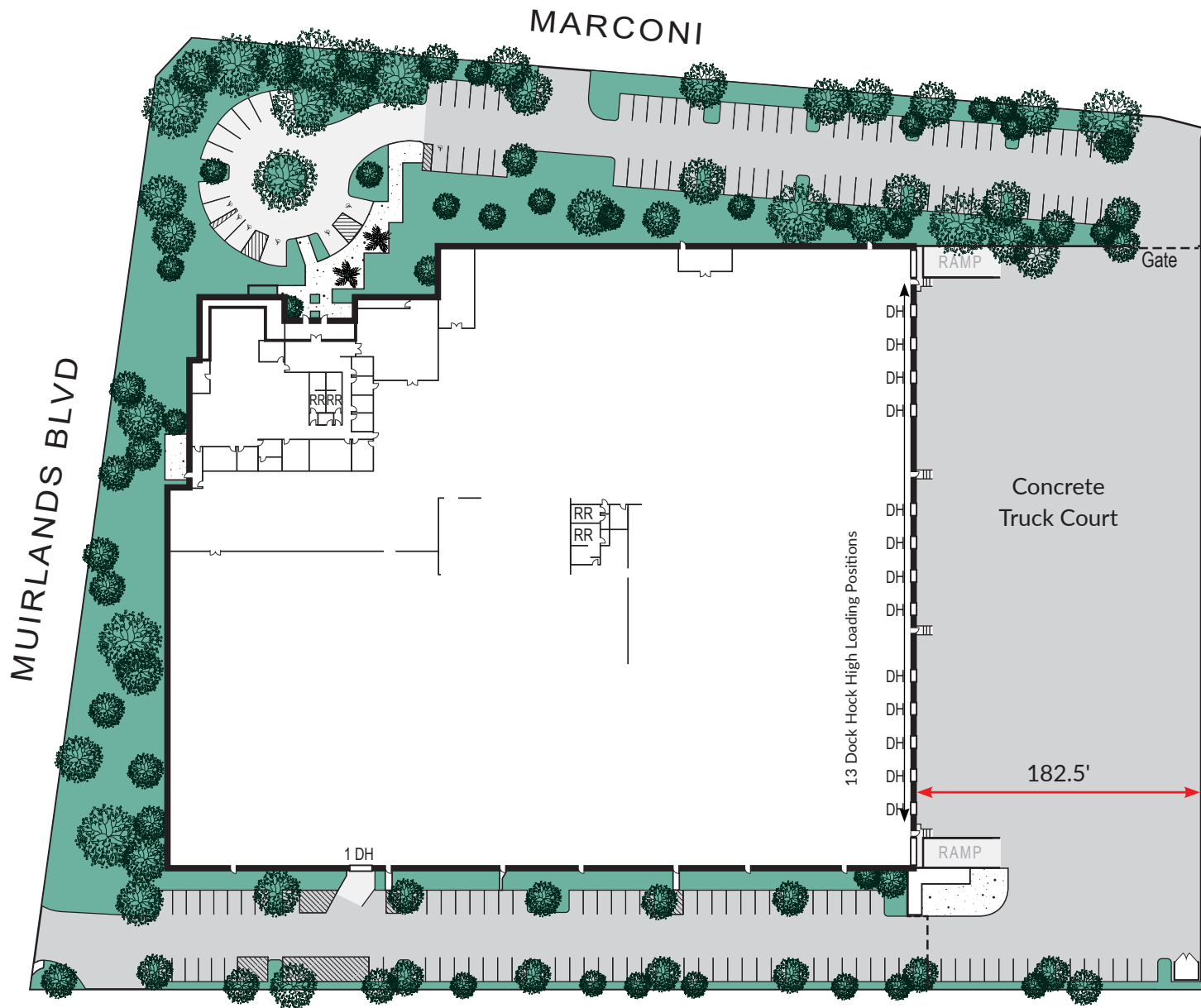


New Concrete Entry Way





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SITE PLAN

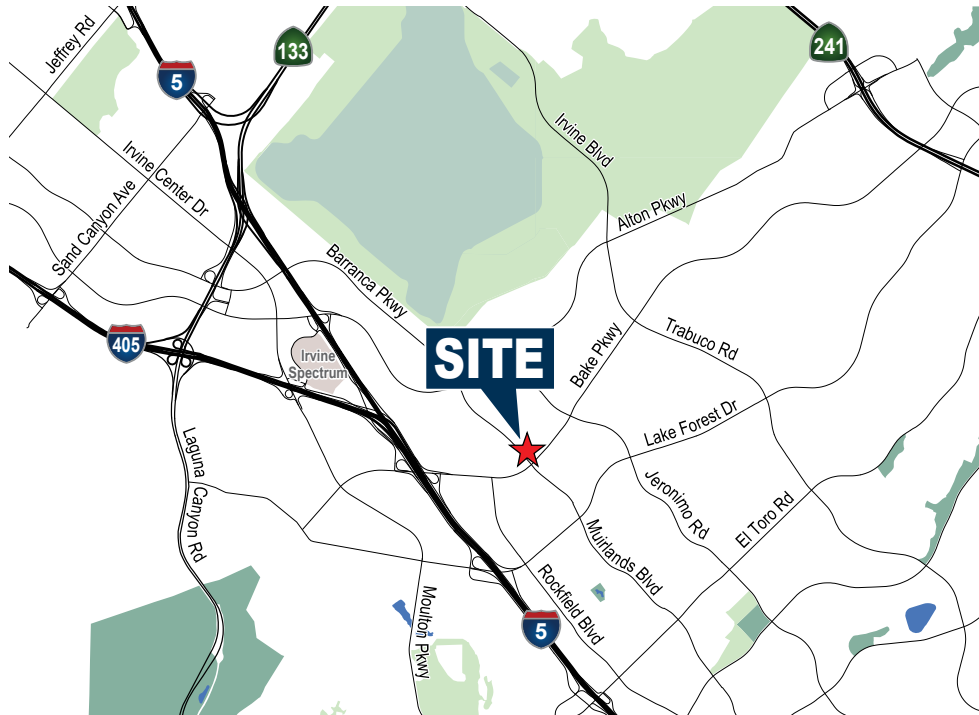
*Site plan not to scale.

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PROPERTY LOCATION

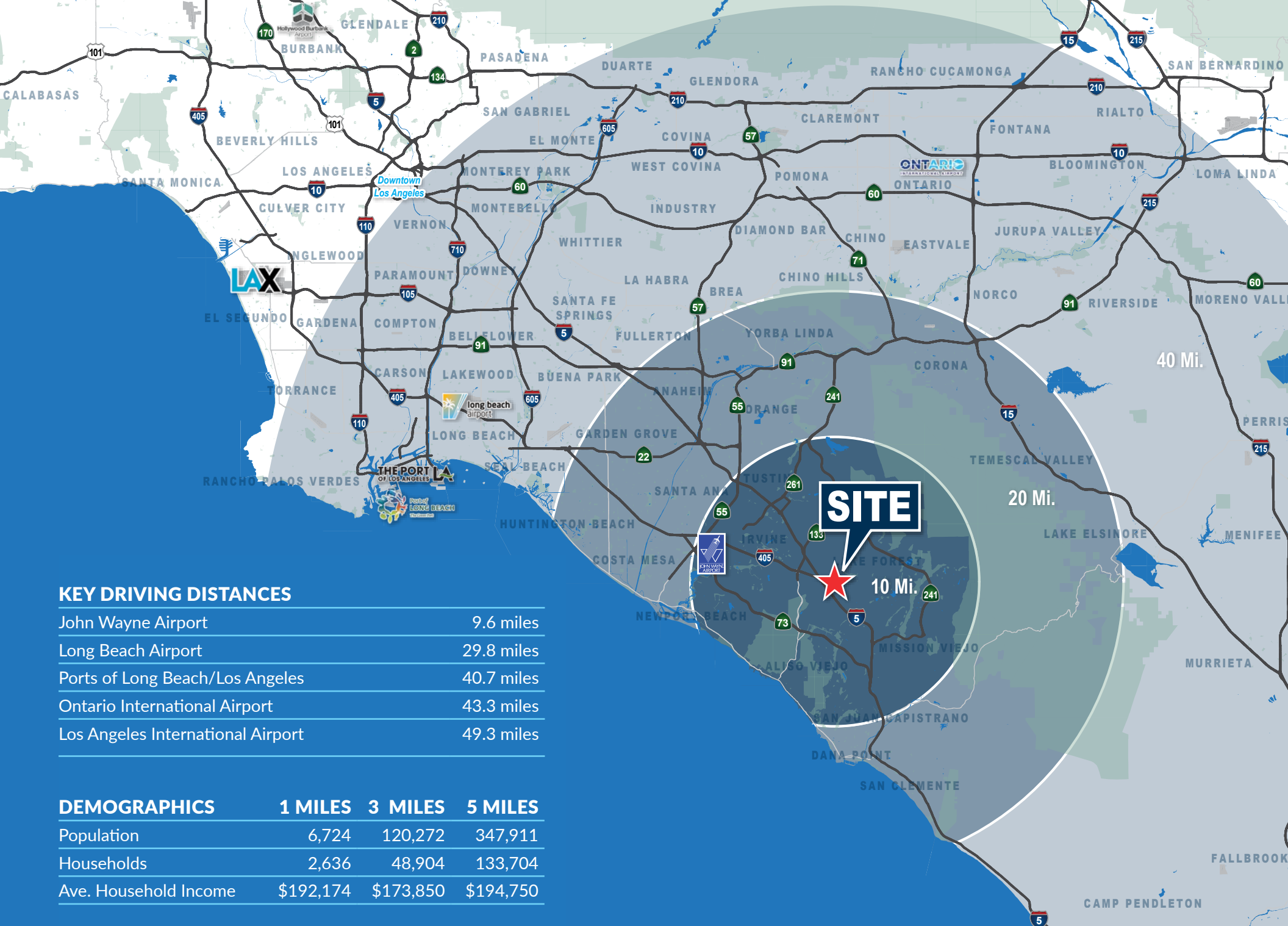


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- Located in the 2,700 Acre Master Planned Business Park - Irvine Spectrum
- Home of Over 1,000 Companies Encompassing Over 20M Sq. Ft.
- Convenient Access to the Santa Ana (5) and San Diego (405) Freeways
- Close Proximity to the Orange County Airport and Convenient Access to Long Beach & Los Angeles International Airports
- Adjacent to an Abundance of Housing & Retail Amenities
- Close Proximity to a Highly Skilled Labor Force
- Strategic Access to the Ports of Long Beach & Los Angeles

FOR LEASE



KEY DRIVING DISTANCES

John Wayne Airport	9.6 miles
Long Beach Airport	29.8 miles
Ports of Long Beach/Los Angeles	40.7 miles
Ontario International Airport	43.3 miles
Los Angeles International Airport	49.3 miles

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	6,724	120,272	347,911
Households	2,636	48,904	133,704
Ave. Household Income	\$192,174	\$173,850	\$194,750

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ALL NEW TRUCK COURT

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