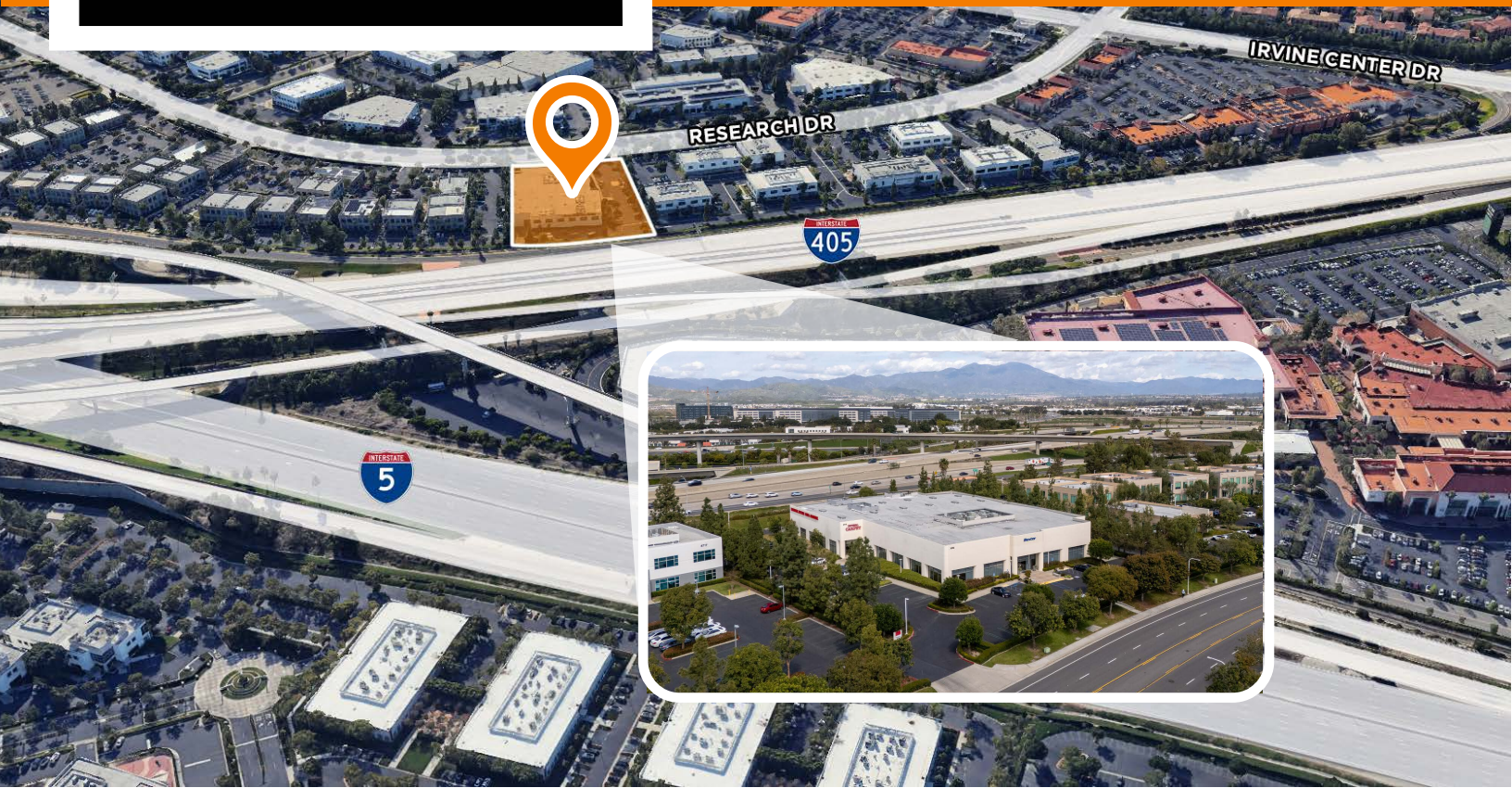


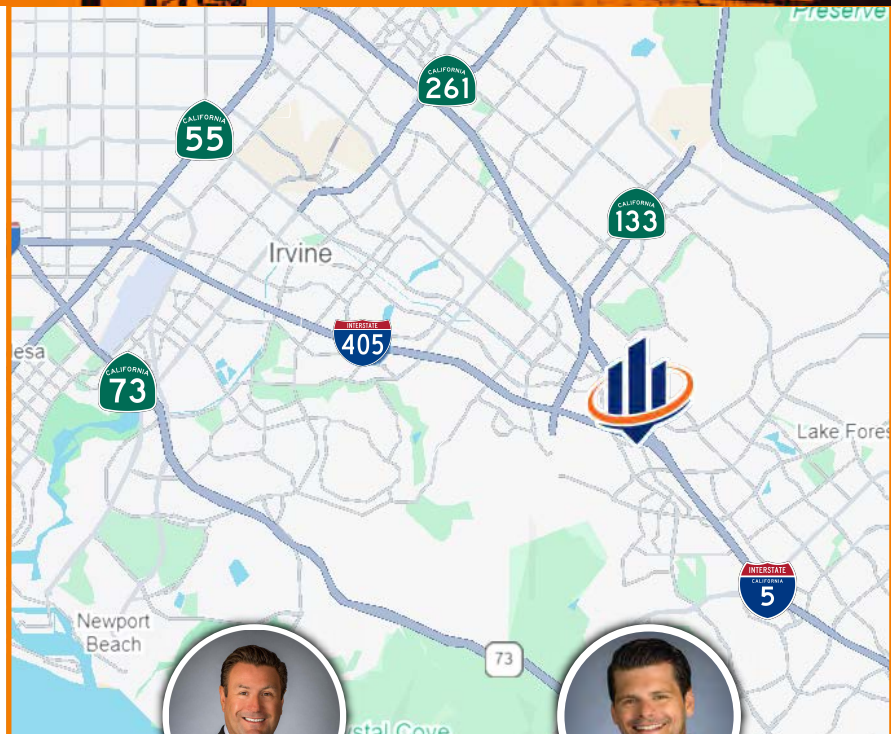
FOR LEASE

8775 Research Dr | Irvine, CA 92618



PROPERTY FEATURES

- ±20,000 SF Industrial Building
- Extremely Rare 405 Freeway Frontage with Major Visibility
- ±5,000 SF of Office & Showroom Space
- ±24' Warehouse Clearance
- One (1) Ground Level Loading Door
- 1,200 Amps (277/480v)
- Fully Fire Sprinklered
- Large Fenced Yard
- 2.8:1,000 Parking Ratio
- ±214,000 Daily Traffic Count



Cameron Jones | 714.240.7078
CAL DRE Lic# 01770606
cameron.jones@svn.com



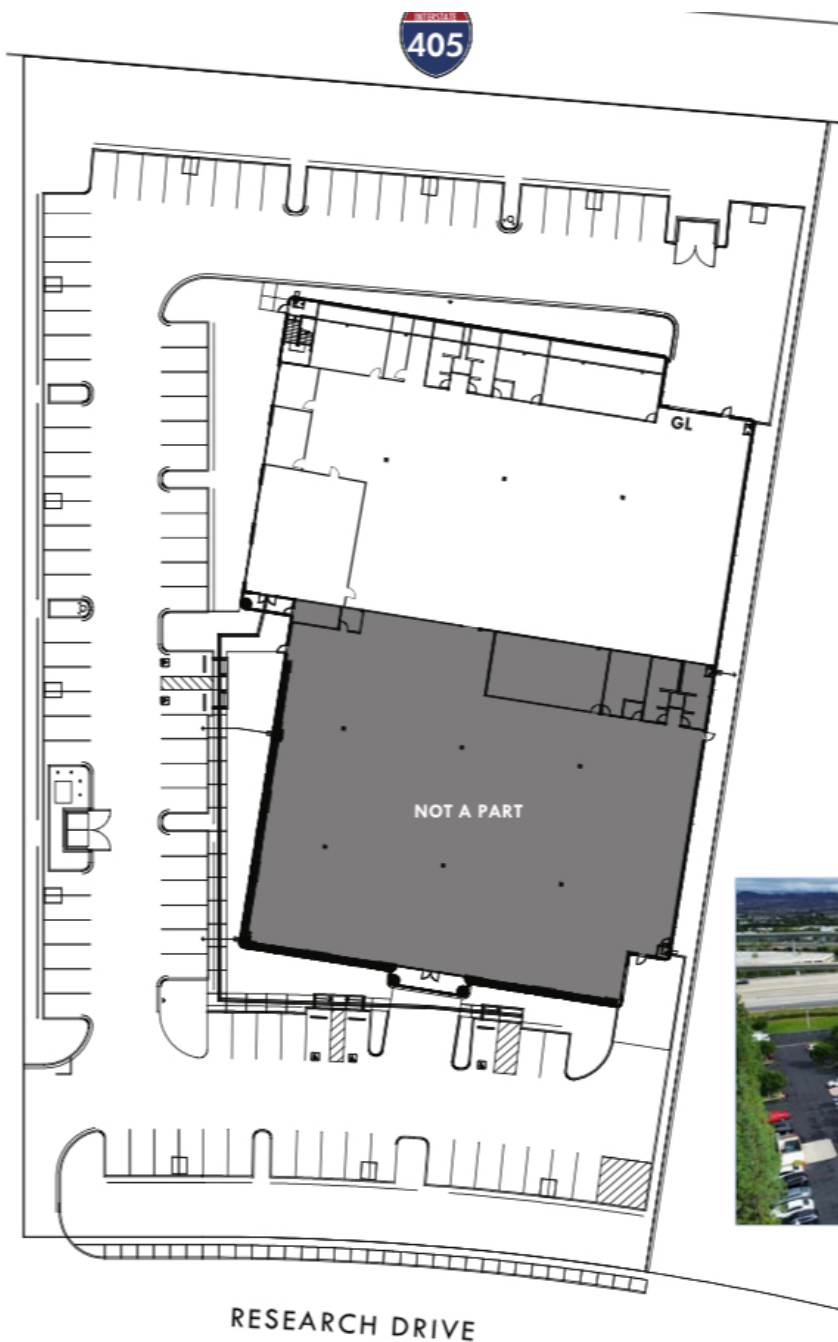
Brock Smith | 949.338.1292
CAL DRE Lic# 02087199
brock.smith@svn.com

Disclaimer: The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The value of this transaction to you depends on tax, and other factors which should be evaluated by your tax, financial and legal advisors. You are responsible to independently confirm accuracy & completeness. All dimensions and sizes are gross not net figures and are approximate and unverified.

FOR LEASE

8775 Research Dr | Irvine, CA 92618

FLOOR PLAN



Cameron Jones | 714.240.7078
CAL DRE Lic# 01770606
cameron.jones@svn.com



Brock Smith | 949.338.1292
CAL DRE Lic# 02087199
brock.smith@svn.com

Disclaimer: The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The value of this transaction to you depends on tax, and other factors which should be evaluated by your tax, financial and legal advisors. You are responsible to independently confirm accuracy & completeness. All dimensions and sizes are gross not net figures and are approximate and unverified.