

FOR SALE
±22,290 SF

FOR SALE
FREE-STANDING HEAVY POWER R&D FACILITY



10 THOMAS

IRVINE SPECTRUM CA 92618



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10 THOMAS | IRVINE, CA 92618

PROPERTY HIGHLIGHTS

BUILDING SIZE ±22,290 SF

FIRST FLOOR OFFICE ±5,868 SF

SECOND FLOOR OFFICE ±6,357 SF

TOTAL OFFICE ±12,225 SF

HIGH BAY WAREHOUSE ±10,065 SF

LAND 1.03 Acres

AVAILABLE April 2026

CLEAR HEIGHT 24'

LOADING 3 GL

POWER 1,000 Amps

PARKING 3.00/1,000 SF

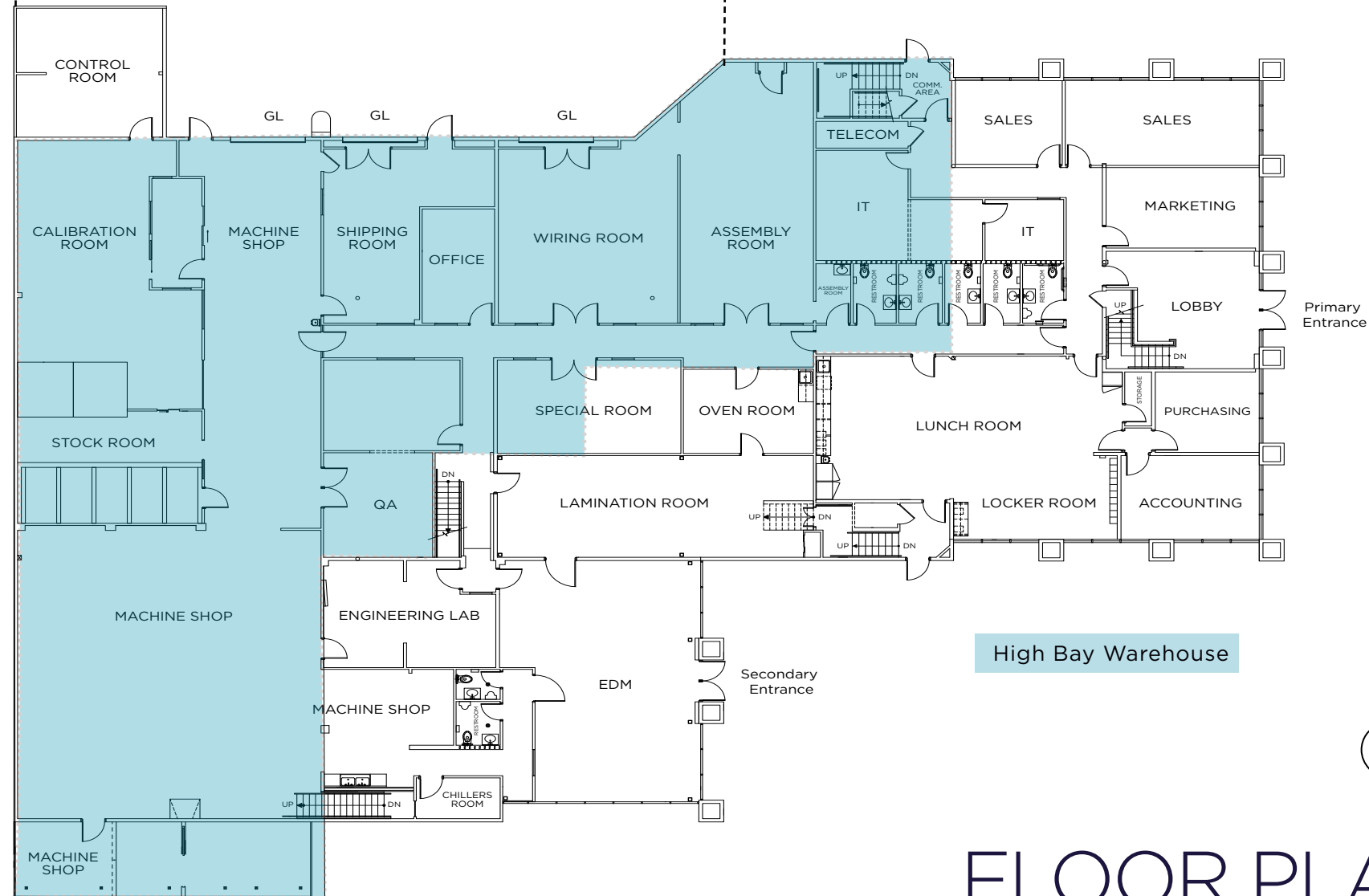
YEAR BUILT 1982

SPRINKLERS Yes

CELL TOWER INCOME \$3,200/ Mo



Fenced and Gated Yard

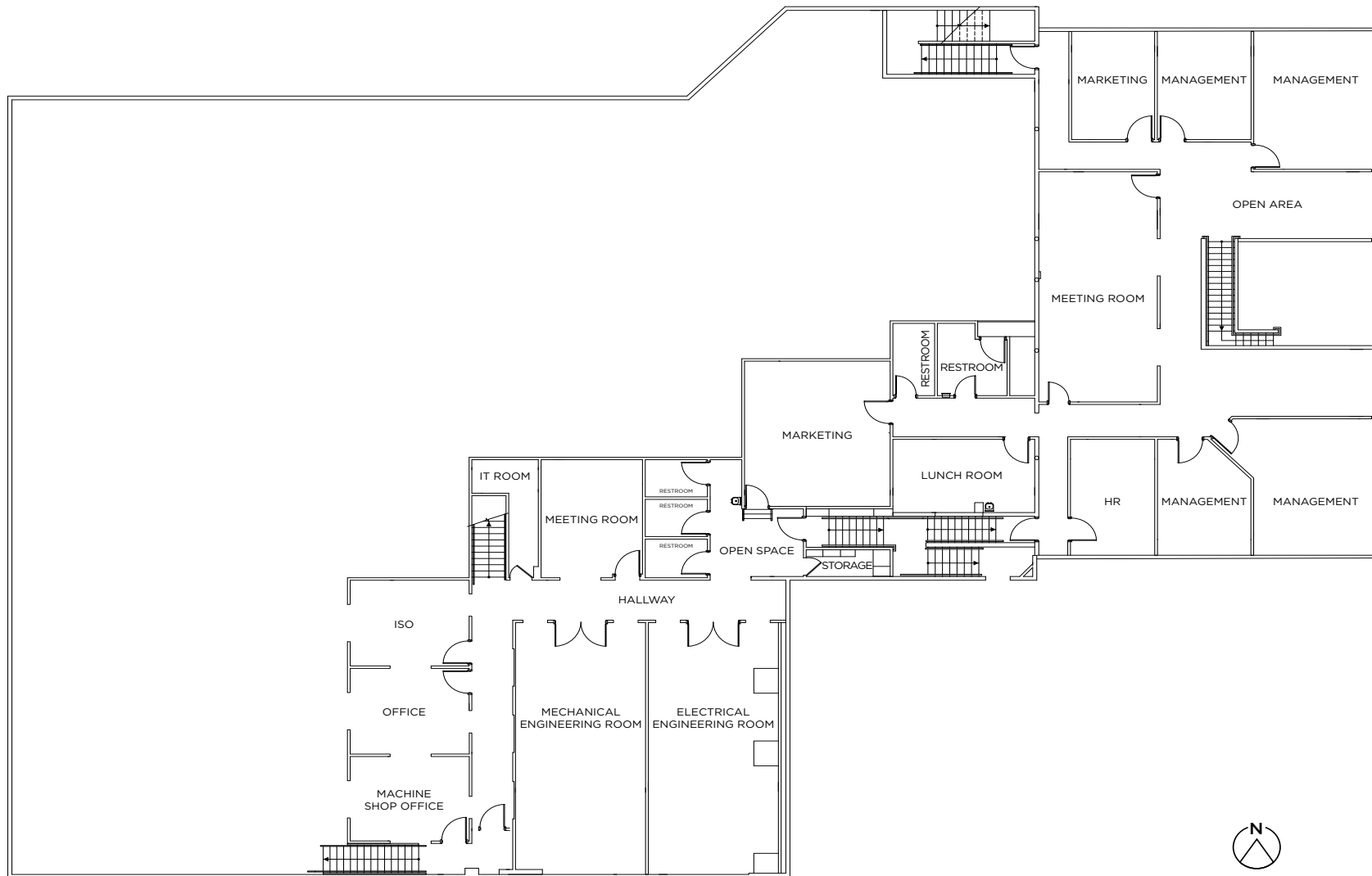


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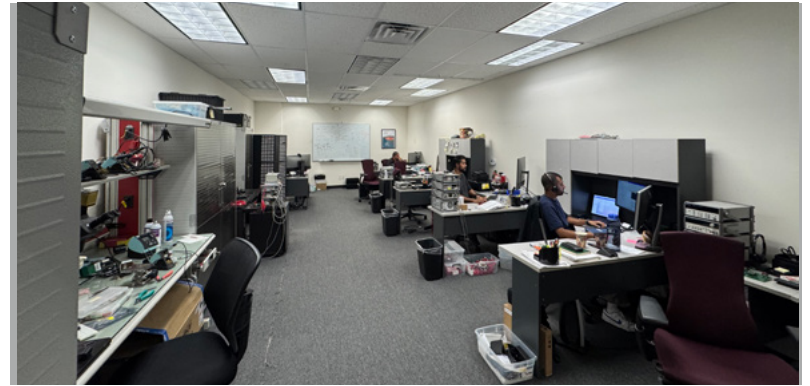
FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR



SITE PHOTOS
±22,290 SF



SITE LOCATION
±22,290 SF

CONTACT INFORMATION

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