### FOR SALE

### FOR SALE **±22,290 SF**

FREE-STANDING HEAVY POWER R&D FACILITY



## 10 THOMAS

**IRVINE SPECTRUM CA 92618** 



### **ANDREW MORROW**

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### **DON YAHN**

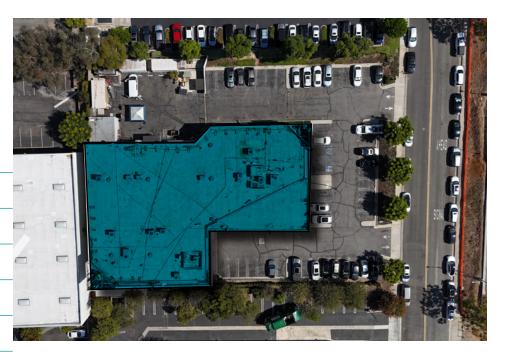
Executive Director +1 949 309 8888 don.yahn@cushwake.com Lic. #00990928

### **LUCA BONVICINI**

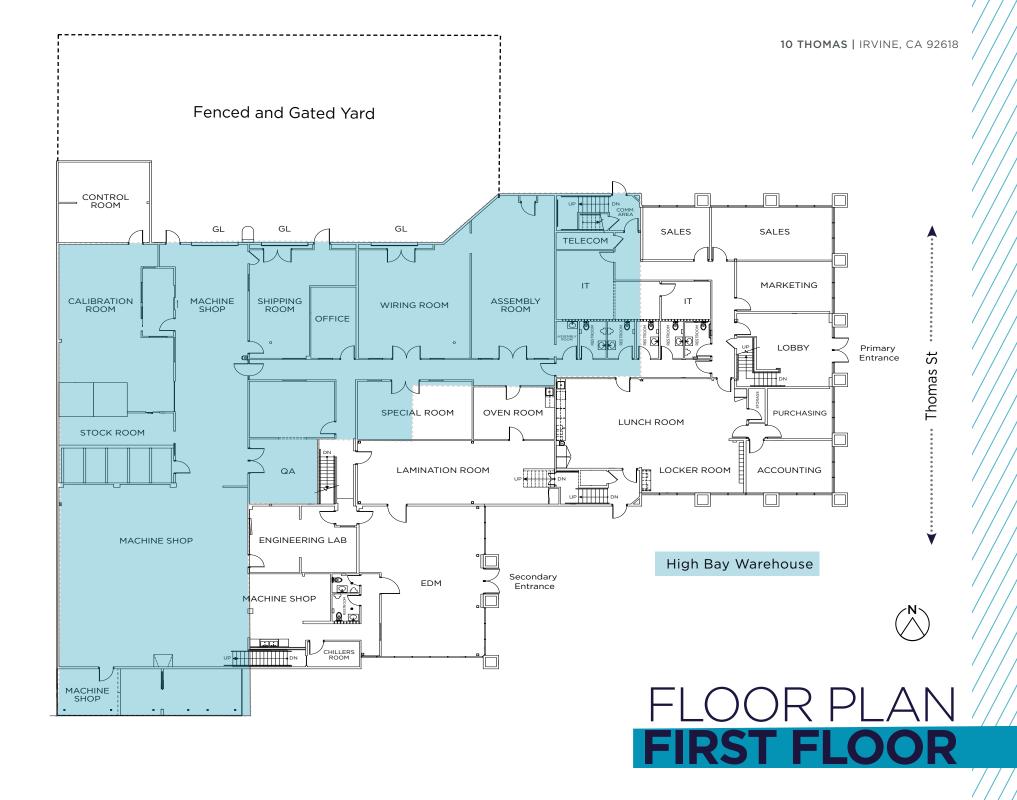
Associate +1 949 250 5351 luca.bonvicini@cushwake.com Lic #02229787

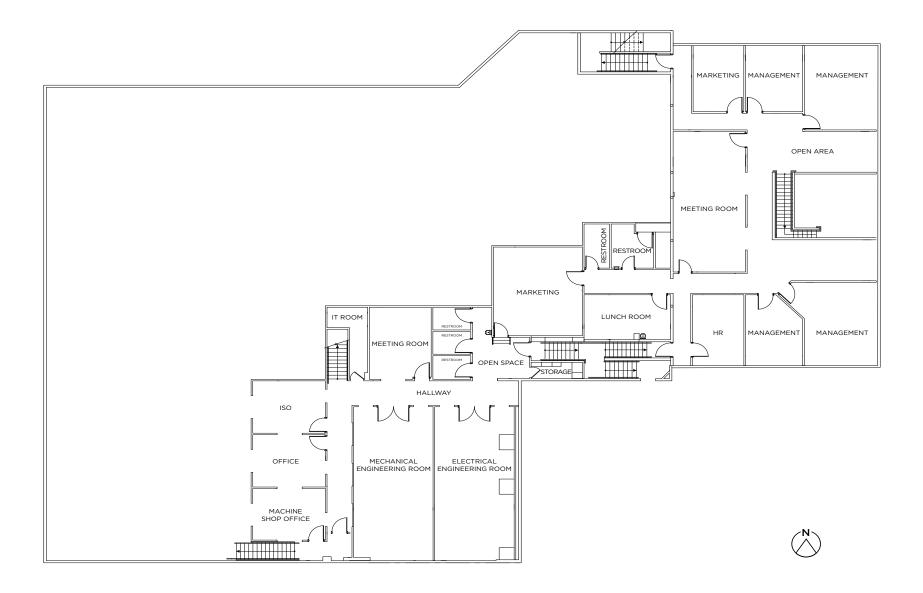
## PROPERTY HIGHLIGHTS

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



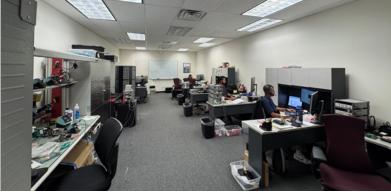






## FLOOR PLAN SECOND FLOOR











**SITE PHOTOS ±22,290 SF** 



SITE LOCATION ±22,290 SF

# CONTACTION

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