

**±39,696 SQ. FT. AVAILABLE FOR SALE**

**15 WHATNEY, IRVINE SPECTRUM, CA**



**Whatney**

**Voit**

REAL ESTATE SERVICES

**JOHN COLLINS**

Senior Vice President  
(714) 269-4626 | jcollins@voitco.com  
Lic. # 01235509

**TRENT WALKER**

Executive Vice President, Partner  
(949) 263-5342 | twalker@voitco.com  
Lic. # 00964476

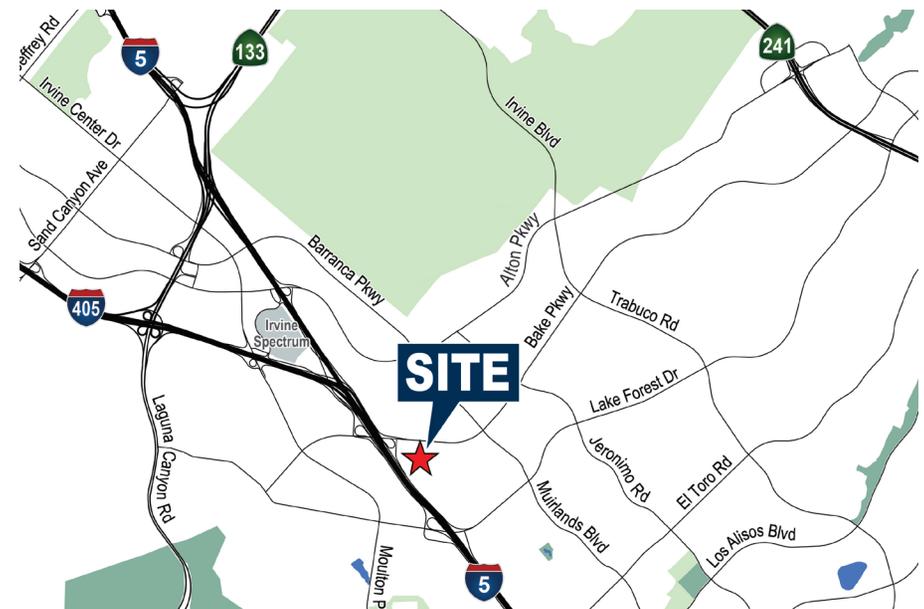
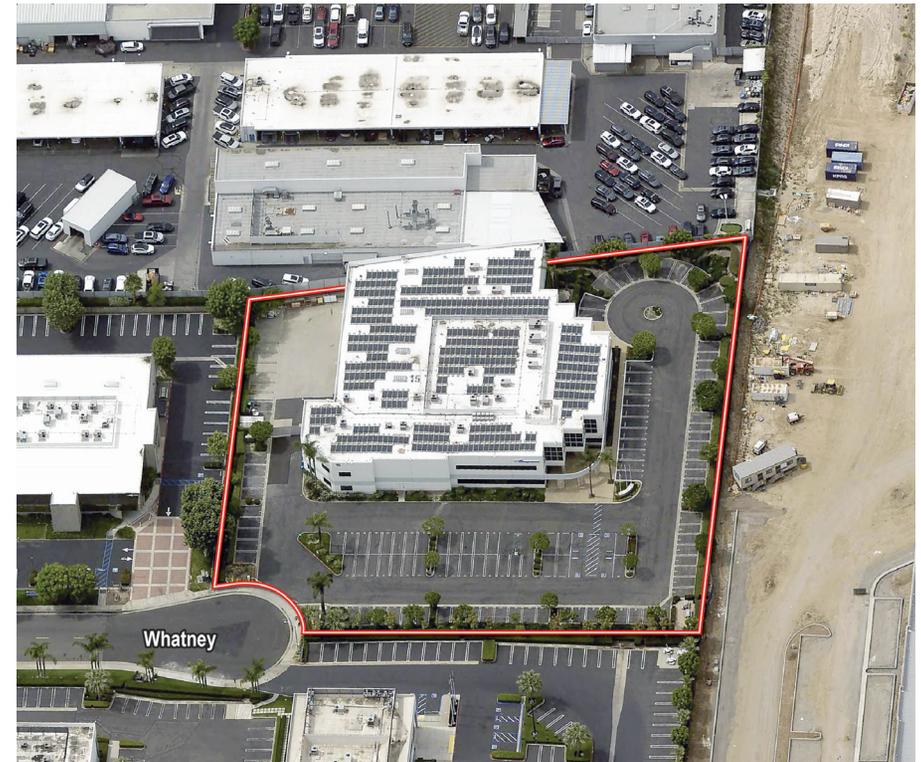
**MICHAEL COLLINS**

Associate  
(949) 263-5313 | mcollins@voitco.com  
Lic. # 02294577

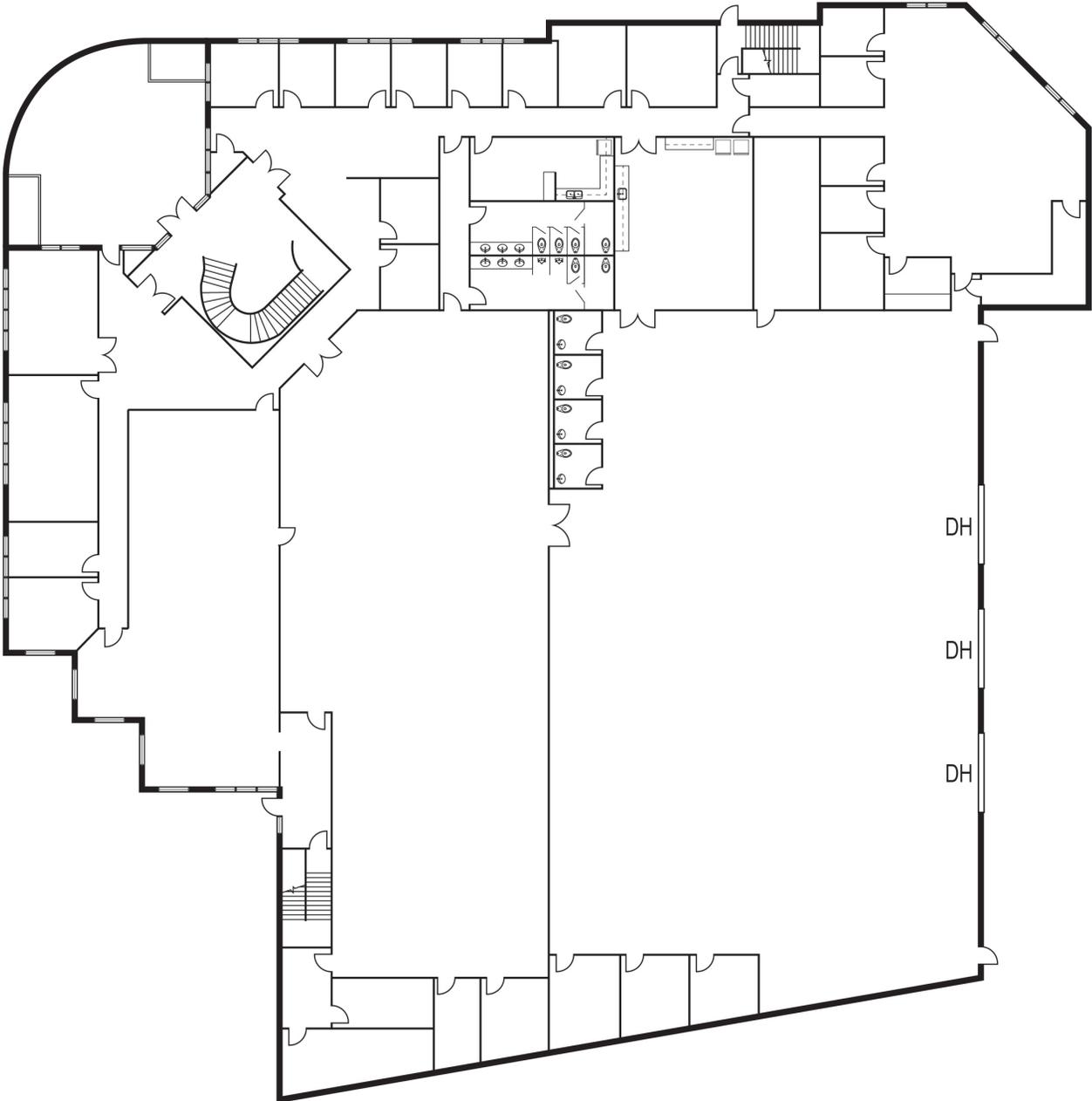
## BUILDING DETAILS

	Building SF	±39,696
	Office SF	±27,541 w/ Extensive Glass Walls & Doors Throughout
	Land Size	±2.13 Acres (±92,739 SF)
	Stories	Two-Story w/ ±8,000 SF Bonus Warehouse Mezzanine
	Clear Height	24' Minimum Warehouse Clearance
	Ground-Level Door(s)	Three (3)
	Sprinklers	Fully Sprinklered .45/3,000 GPM
	Power	800 Amps 277/480 Volt, 3-Phase
	Yard Area	Fenced
	Car Parking	±3.5:1,000 Ratio
	EV Parking	Two (2) Stalls
	Parcel (APN)	590-021-04
	Zoning	5.4 Industrial
	Construction	Concrete Tilt Up   Built 1987

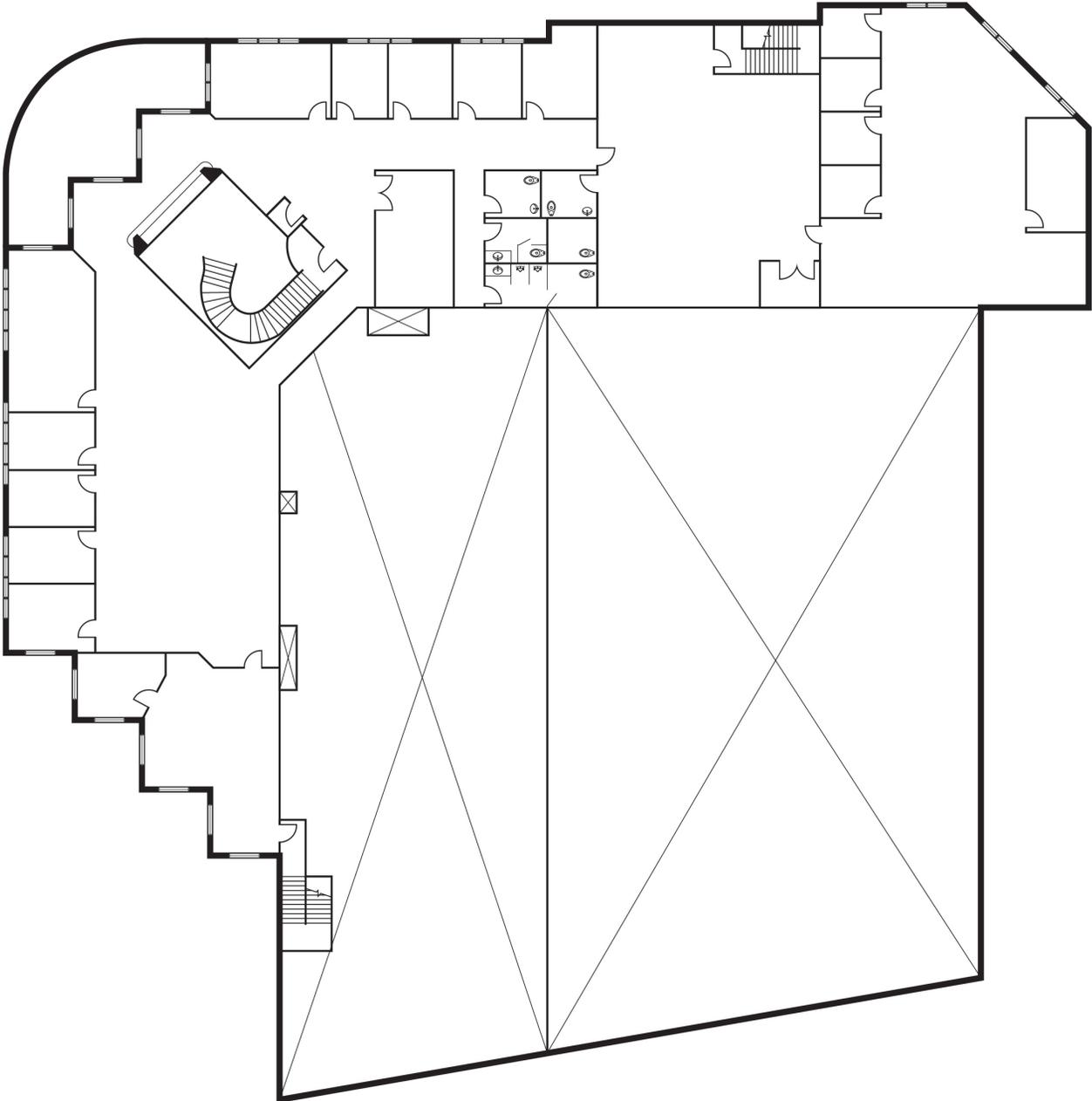
- **Three (3) Breakrooms | ISO Class 6 Clean Rooms**
- **HVAC Package Units | LED Lighting Throughout**
- **Prominent Monument and Building Top Signage | Freeway Frontage**
- **Warehouse Racking System to My Stay in the Building**
- **Secured, Gated Property with 57 High Definition Cameras with DVR**

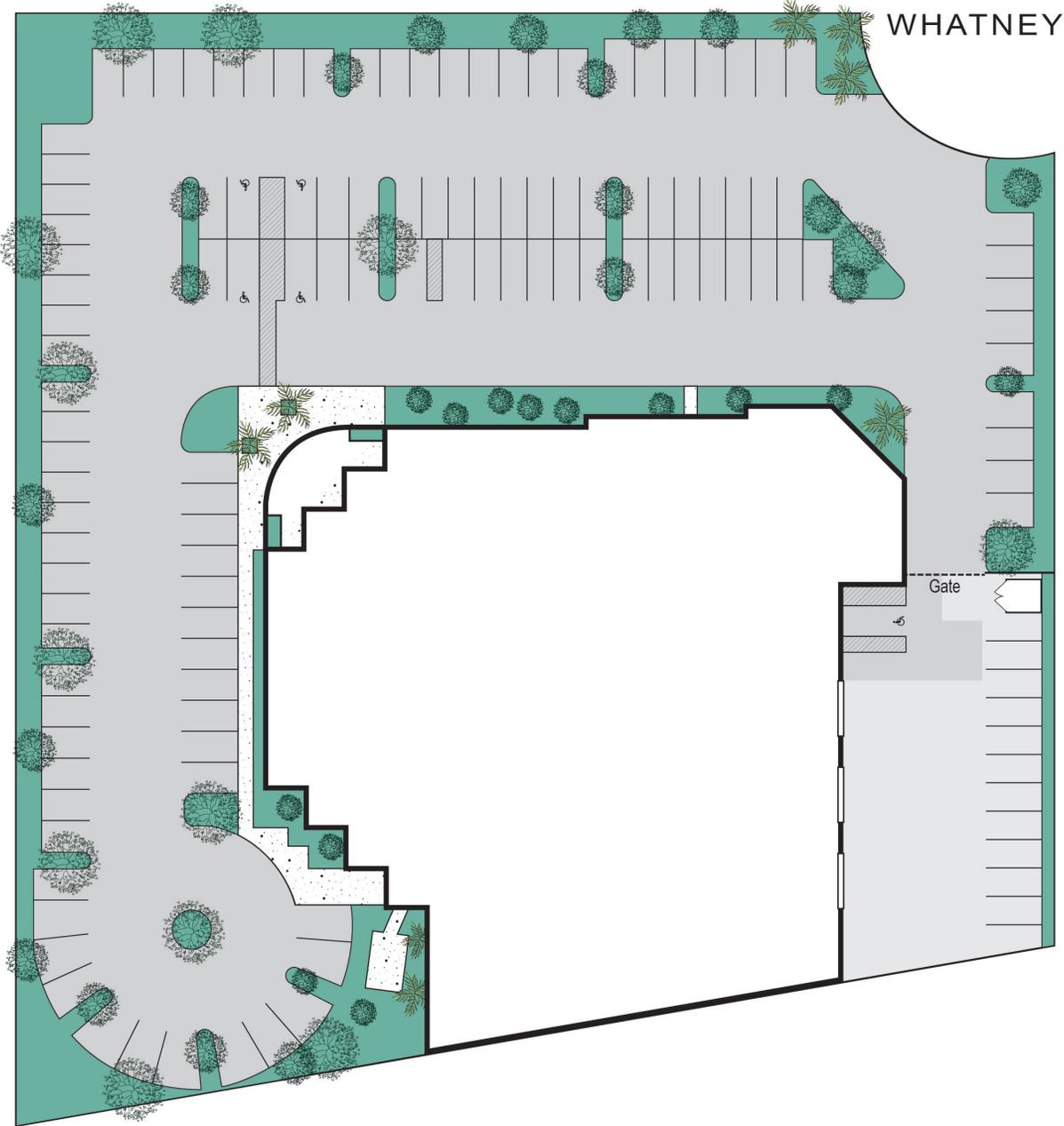


FIRST FLOOR

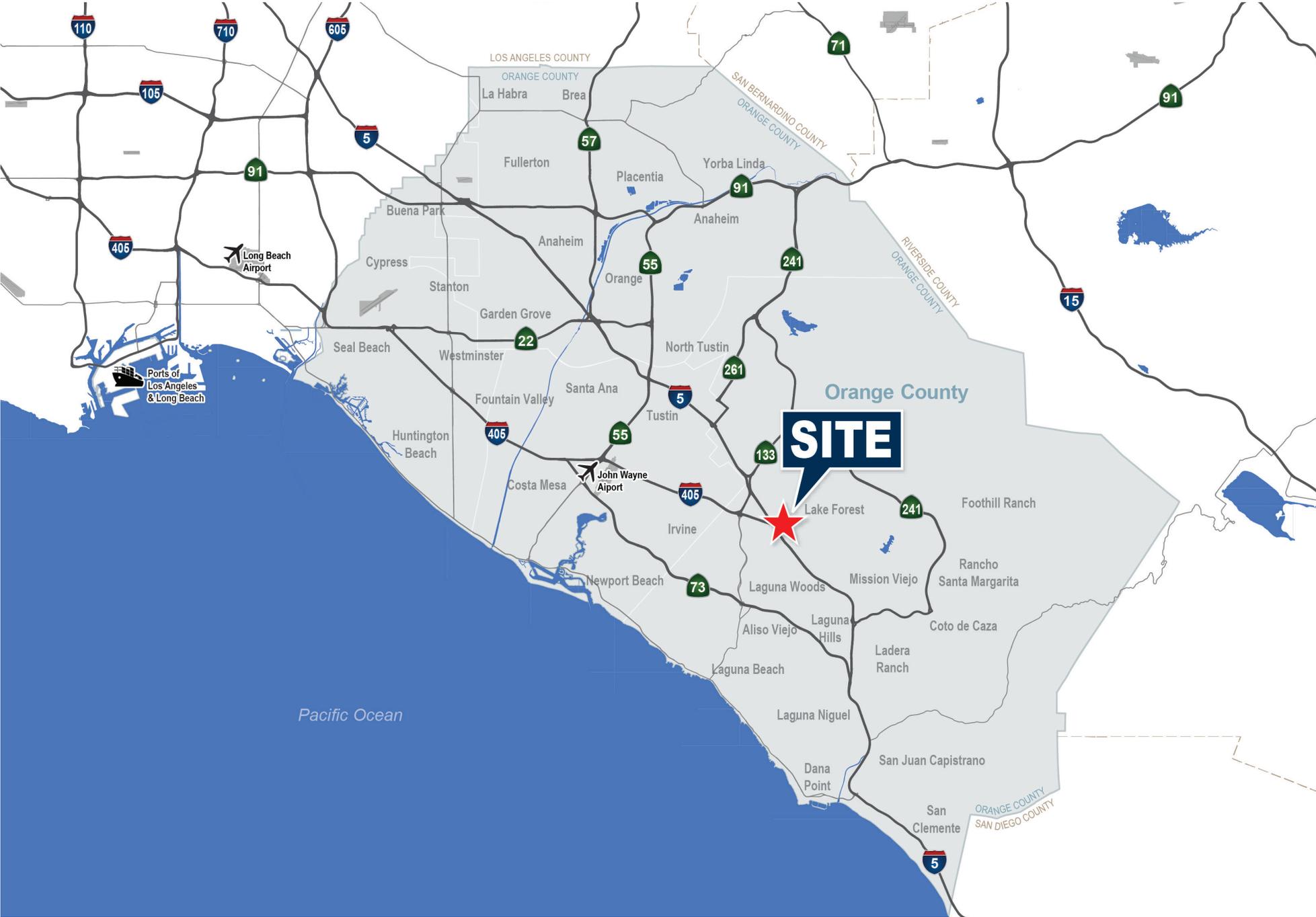


SECOND FLOOR





Location Map





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*For More Information, Please Contact:*

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2020 Main Street, Suite 100 | Irvine, CA 92614 • (949) 851-5100 • (949) 261-9092 Fax

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