

For Sale

9601 IRVINE CENTER DRIVE

*±7,559 SF two-story industrial/flex building
in the Irvine Spectrum*

9601

FLEX *INDUSTRIAL* *SPACE* IRVINE

±7,559 SF two-story flex industrial space for sale

The building features ±5,500 SF of office space and ±2,000 SF of temperature-controlled warehouse space, classifying it as a Flex/Industrial property

100% HVAC throughout

Direct Signage Visibility on Irvine Center Drive
(average ±41,000 vehicles per day)

Located in Koll Center II Business Park with
convenient access to the 5, 405, and 133 freeways

Zoning 5.4A, Planning Area No. 34 (Spectrum 5)

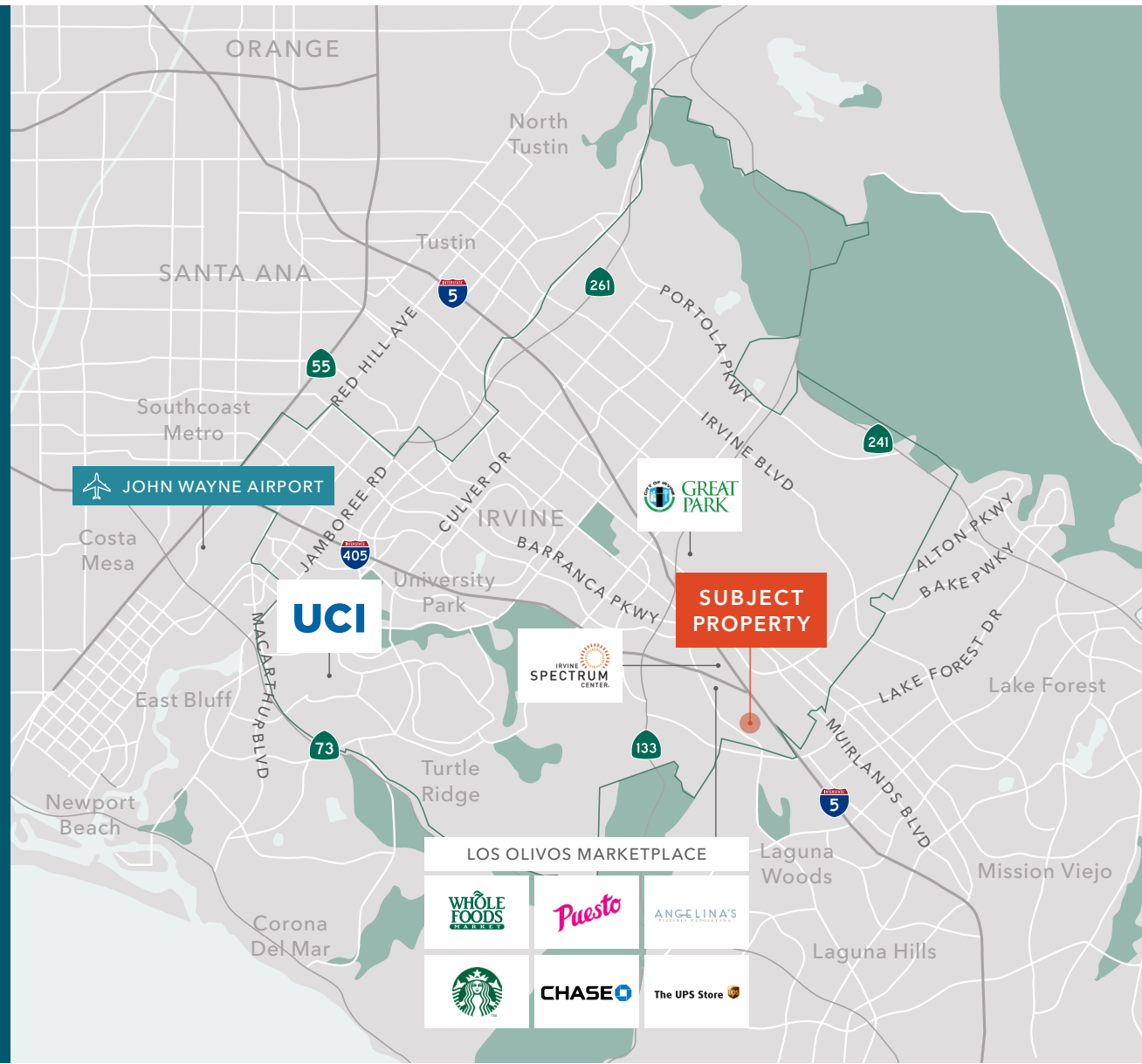
Close proximity to Irvine Spectrum Center, 24 Hour
Fitness, Whole Foods Market and other amenities

7 MIN

FROM IRVINE
SPECTRUM CENTER

13 MIN

FROM JOHN
WAYNE AIRPORT



9601 IRVINE CENTER DR, IRVINE, CA



±7,559 SF
INDUSTRIAL /
FLEX BUILDING
AVAILABLE



DIRECT
FRONTAGE
& SIGNAGE
VISIBILITY



±2,000 SF
TEMPERATURE
CONTROLLED
WAREHOUSE

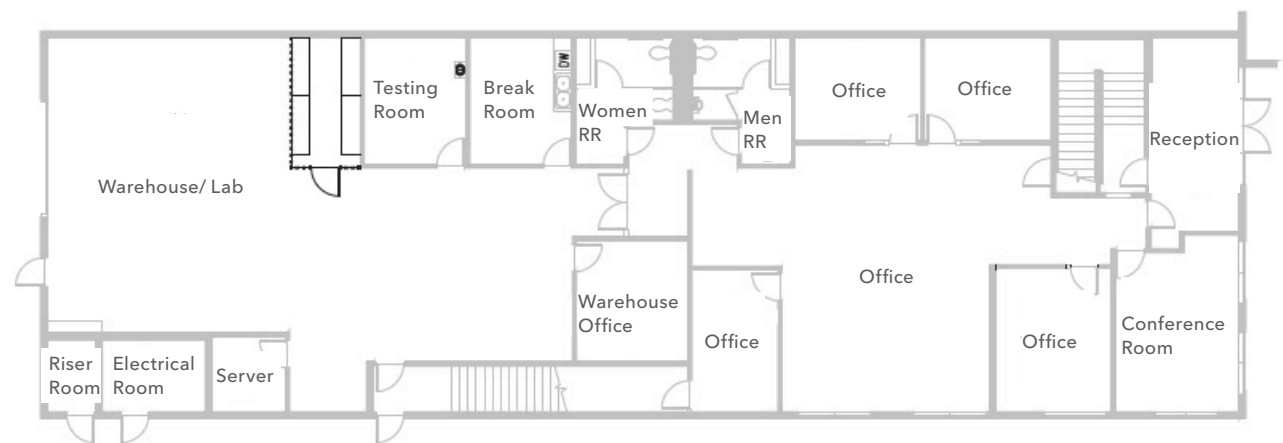


CENTRALLY
LOCATED TO
NEARBY SHOPPING
CENTERS



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building in the Irvine Spectrum*

FIRST FLOOR



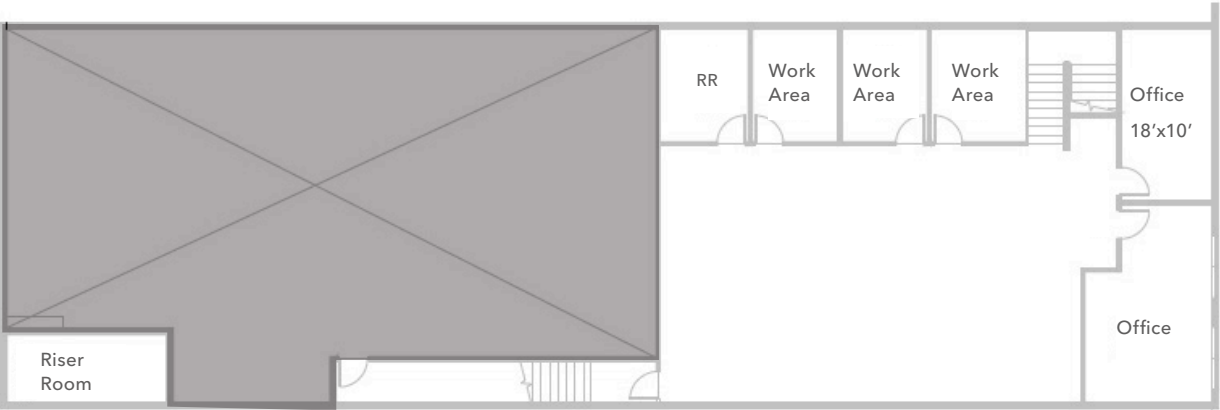
±7,559 SF

TOTAL SIZE

±5,500 SF

OFFICE SIZE

SECOND FLOOR







9601 IRVINE CENTER DR
IRVINE, CA 92618

Exclusively listed by

OLIVER TERNATE, SIOR
SVP, Shareholder
949.557.5019
oliver.ternate@kidder.com
LIC N° 01395278

ERIC TSE
SVP, Shareholder
949.557.5018
eric.tse@kidder.com
LIC N° 01476614

KIDDER.COM

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