

INTRODUCING IRVINE'S NEWEST CLASS A INDUSTRIAL DEVELOPMENT



17451

VON KARMAN AVENUE,
IRVINE, CA



±137,698 SF

OWNED, DEVELOPED
AND MANAGED BY



CLARION
PARTNERS

EXCLUSIVELY
MARKETED BY **CBRE**

BUILDING FEATURES



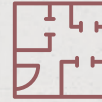
Building Size

±137,698 SF



Land Size

±6.22 Acres



Office Space

±8,877 SF
(±4,119 SF Mezzanine)



LEED Certified

Silver



Docks

15 (Expandable to 20)
w/ 35K lb. Levelers
@ Every Other Door



Loading

1 Ground Level



Clear Height

36' Minimum



Fire Sprinklers

ESFR
w/ K-22 Heads @ 40 PSI



Parking

90 Vehicle Stalls
(9 EV Ready)



Power

2000 Amp UGPS
w/2000 Amp Main
Switchboard



Truck Court

Up to 154',
100% Concrete
and Fully Secured



Bay Spacing

60' x 56'

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SITE PLAN



AERIAL AND ENTRY



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INTERIOR

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LOCATION OVERVIEW

17MM

SF OF INDUSTRIAL
IN IBC

11%

YEAR OVER YEAR
RENT GROWTH

294K

SF OF INDUSTRIAL
U/C IN IBC

1.9%

VACANCY RATE
IN IBC

ABOUT THE IBC

- One of the preeminent master-planned mixed-use communities in California.
- Less than 1 mile to John Wayne Airport (SNA).
- Almost immediate access to both the 405 and 55 Freeways.
- Walking distance to highly-revered restaurants, retail and hotels.
- Minutes to coastal neighborhoods and executive housing communities.
- Home to nearly 25,000 full-time residents, more than 17,000 residential units and 4,000 businesses.

PORTS OF
LB/LA

LOS
ANGELES

SOUTH
COAST
PLAZA

JOHN
WAYNE
AIRPORT

405

55

73

55

MACARTHUR BLVD.

MAIN STREET

RED HILL AVENUE

MCGAW AVENUE

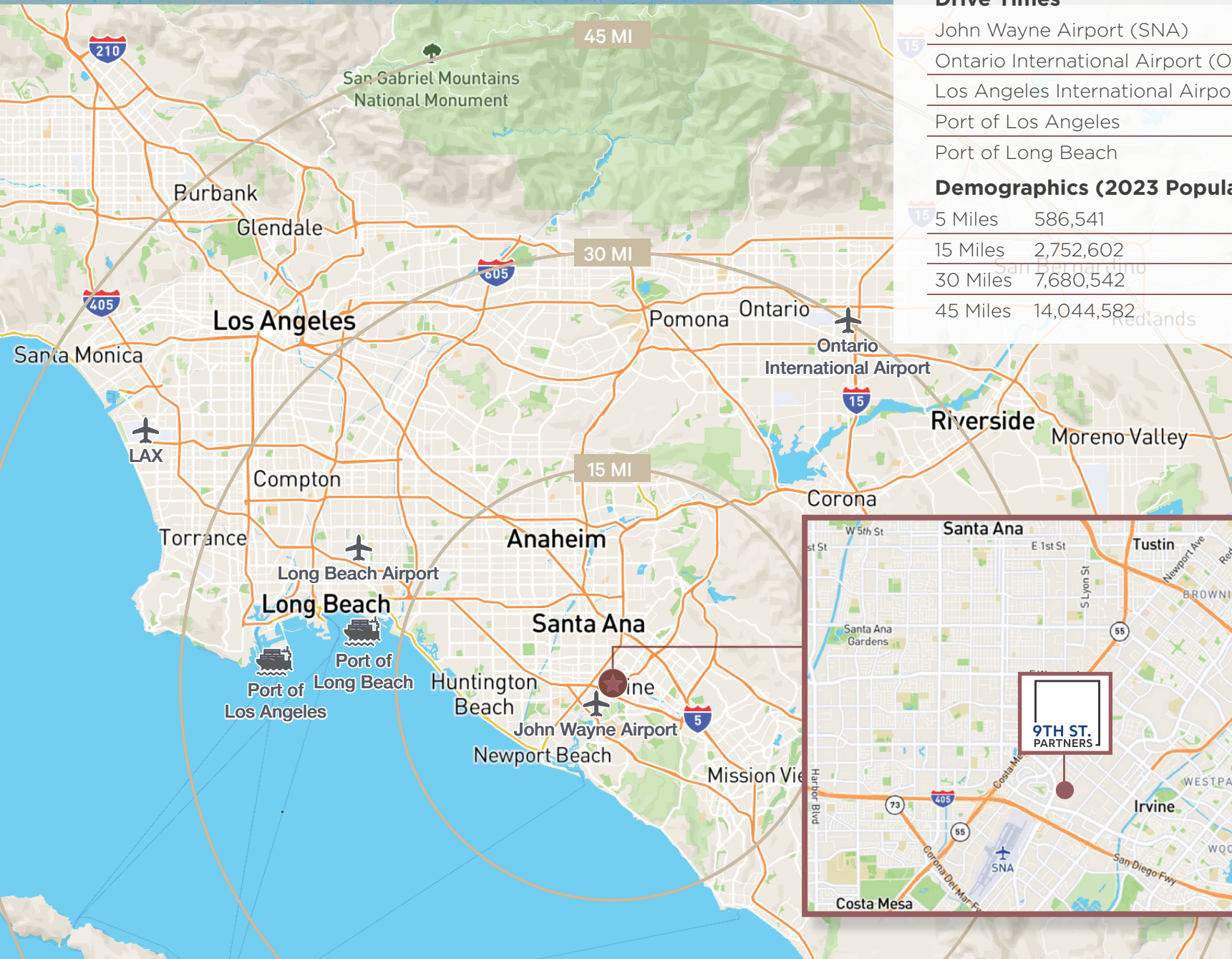
VON KARMAN AVENUE

9TH ST.
PARTNERS

IRVINE BUSINESS COMPLEX

DRIVE TIMES & DEMOGRAPHICS

Centrally Located - 5 Minutes to 6 Major Freeways



Drive Times

John Wayne Airport (SNA)	1.3 Miles
Ontario International Airport (ONT)	36.1 Miles
Los Angeles International Airport (LAX)	41.8 Miles
Port of Los Angeles	34.8 Miles
Port of Long Beach	33.4 Miles

Demographics (2023 Population)

5 Miles	586,541
15 Miles	2,752,602
30 Miles	7,680,542
45 Miles	14,044,582



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CONTACTS

ROSS BOURNE

CBRE – Orange County
+1 949 725 8537
ross.bourne@cbre.com
Lic. 01436669

ROBERT FLORES

CBRE – South Bay
+1 310 363 4826
robert.flores2@cbre.com
Lic. 01848000

JAKE MARTHENS

CBRE – Orange County
+1 949 725 8536
jake.marthens@cbre.com
Lic. 02096966



CLARION
PARTNERS

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