

RARE FREEWAY FRONTAGE  
INDUSTRIAL OPPORTUNITY

FOR SALE

9755

RESEARCH DRIVE  
IRVINE SPECTRUM

±78,578 SF  
±5.16 ACRE SITE



CBRE

# PROPERTY OVERVIEW / HIGHLIGHTS

High Image Corporate  
Headquarters

±40,000 SF of Two  
Story Office Space

Two Tenant  
(Divisible) Building

Three (3) Ground Level &  
Three (3) Dock High Doors

5.16 Acre Parcel  
(35% Coverage)

Abundant Parking  
(±215 Stalls)

Fully Fire Sprinklered  
(.60 GPM/2,000 SF)

±2,000 amps, 277/480  
volt (expandable)

LED Lighting

Elevator Served

- › Building Top Signage Visible on the 5/405 Freeway
- › 100% HVAC Potential
- › Clean rooms and Lab space Available
- › Dedicated High Clear (±24') Air Conditioned Warehouse Area (±3,000 SF)
- › In Rack Sprinkler System in Place
- › Back-up generator
- › Massive training room and kitchen area
- › Close Proximity to the Irvine Spectrum Center, Southern California's most Popular Entertainment and Shopping Destination
- › Immediate access to Interstate (5) Freeway via Bake Parkway Interchange or Lake Forest Drive



# S I T E P L A N

± 5.16 ACRES



RESEARCH DRIVE

9755 Research Dr

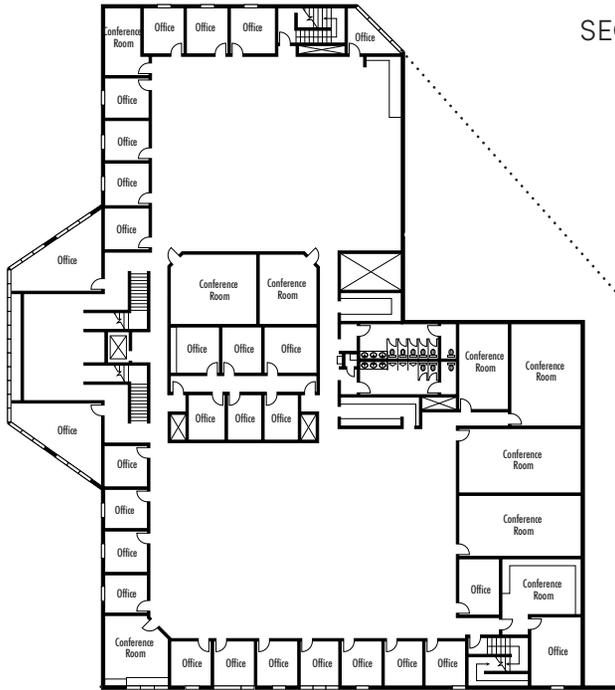
INTERSTATE 5



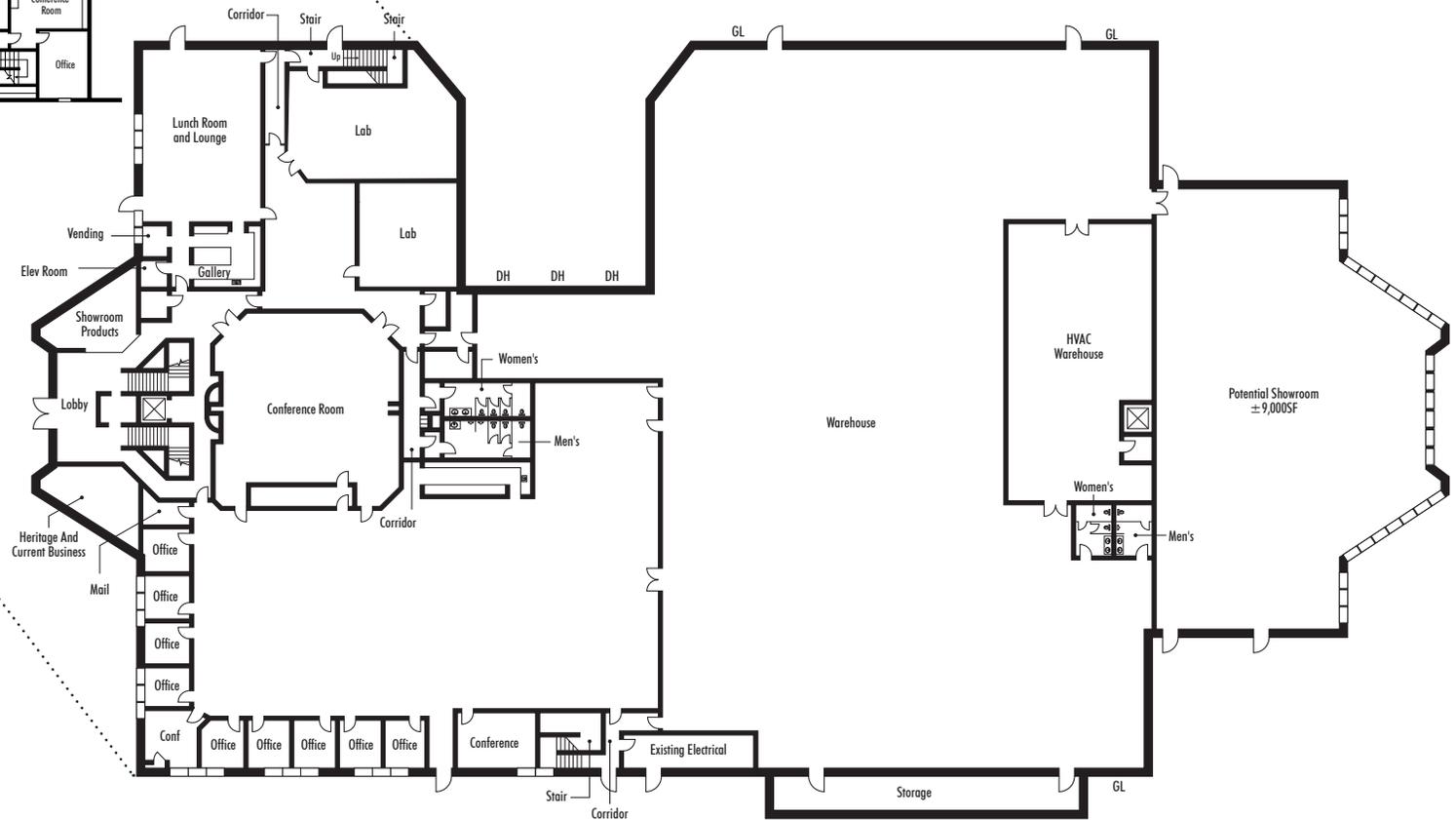
# FLOOR PLAN

±78,578 SF

SECOND FLOOR



FIRST FLOOR



THE MARKET PLACE  
WE'VE GOT IT ALL!



ALTON  
MARKETPLACE  
IRVINE SPECTRUM



IRVINE  
SPECTRUM  
CENTER



BAKE PARKWAY



RESEARCH DRIVE

9755  
RESEARCH DRIVE  
IRVINE SPECTRUM

R&D AREA



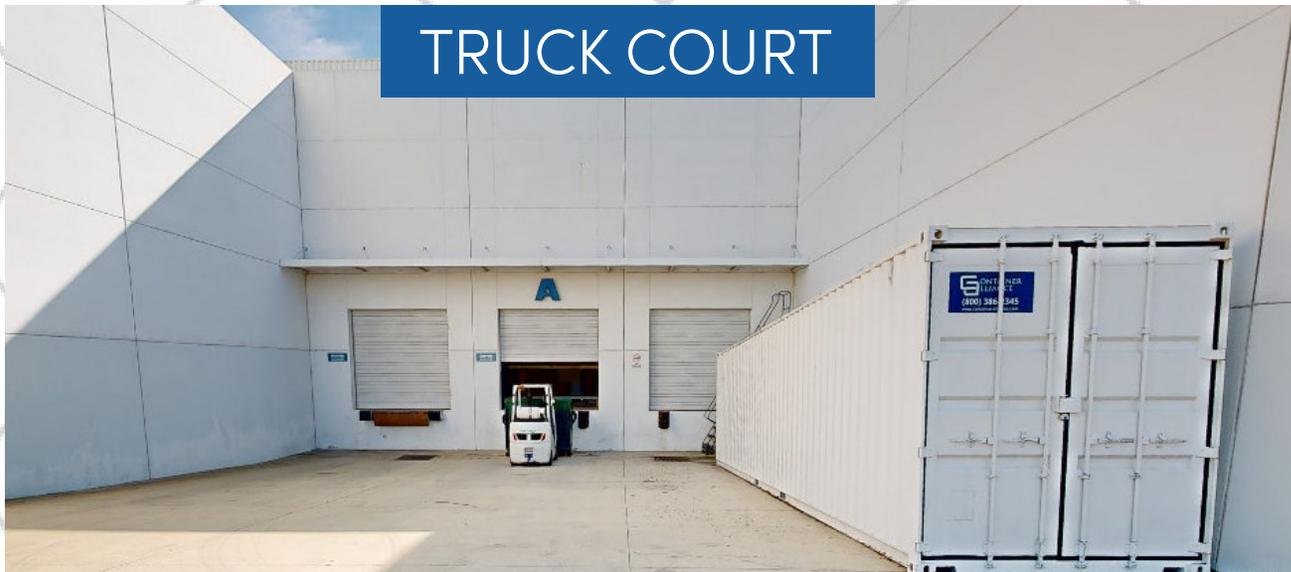
LAB AREA



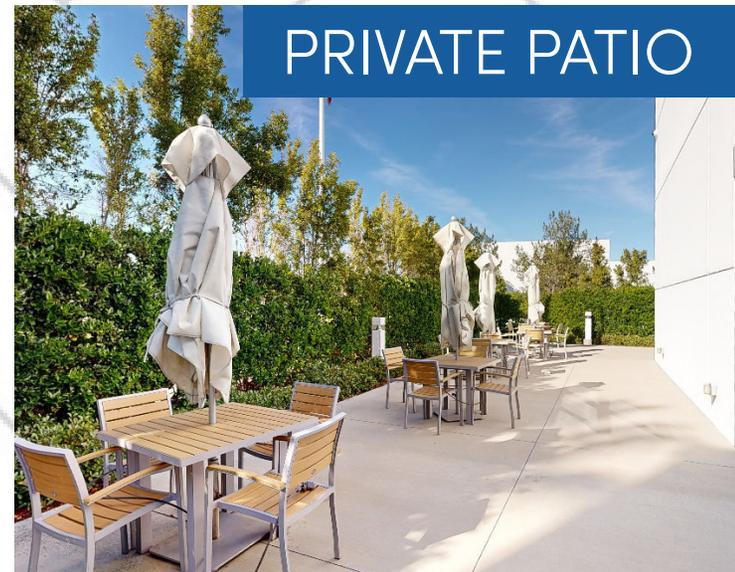
CAFETERIA



TRUCK COURT



PRIVATE PATIO







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