

**AVAILABLE
FOR SALE**

27 HUGHES | IRVINE SPECTRUM, CA

±13,319 SF Freestanding Industrial Building
Large Fenced Yard / Dock High Loading with Load Levelers



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
DRE# 01011260

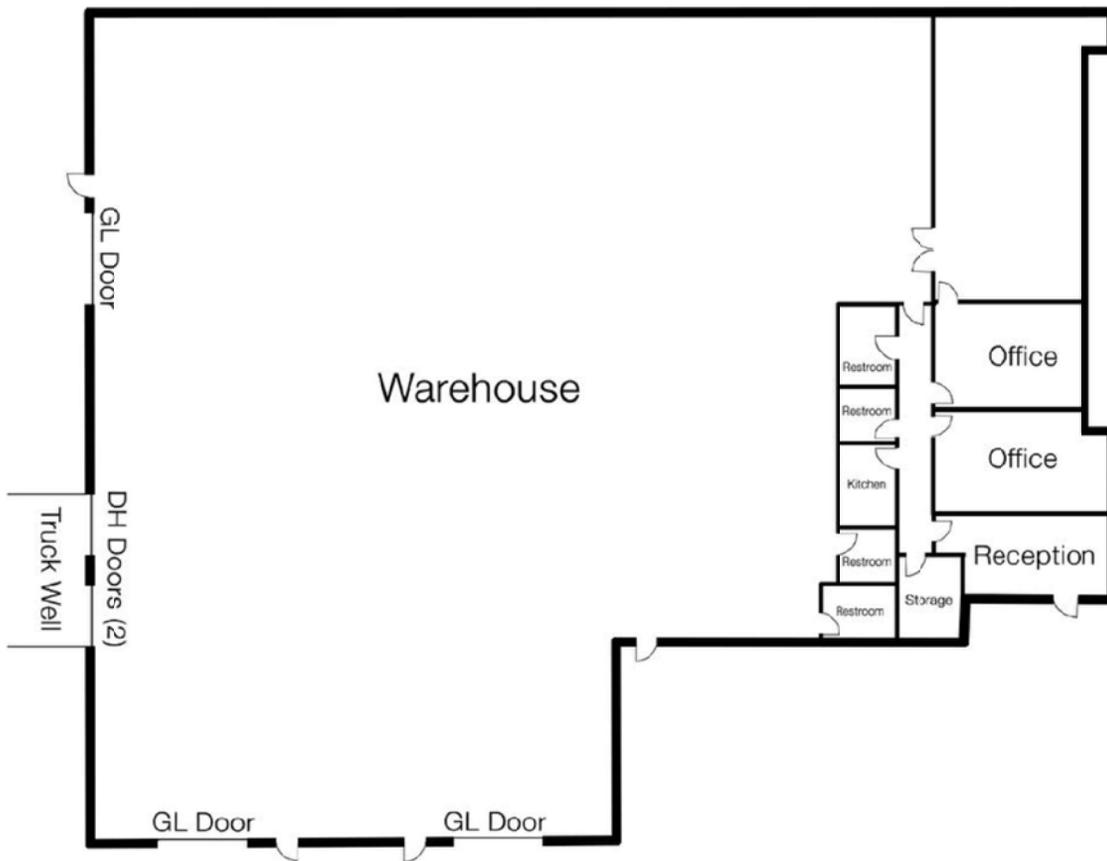
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- ▶ ±13,319 SF Freestanding Industrial Building
- ▶ Excellent Irvine Spectrum Location
- ▶ Large Fenced Yard
- ▶ 1.06 Acre Lot
- ▶ ±2,100 SF Office Space
- ▶ Four (4) Restrooms (2 Office / 2 Shop)
- ▶ ±11,219 SF Warehouse Area
- ▶ Two (2) Dock High Loading Doors with Load Levelers
- ▶ Three (3) Grade Level Loading Doors (12' x 14')
- ▶ 600 Amps, 277/480 Volt Power (verify)
- ▶ Fully Sprinklered
- ▶ Excellent Access to I-5 & 405 Freeways



Recent Building Updates Include Exterior Paint, Office Flooring, HVAC Unit, Window Tinting, Energy Efficient Lighting, and Warehouse Ceiling Insulation.





EXCLUSIVELY LISTED BY

27 HUGHES | IRVINE SPECTRUM, CA



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