

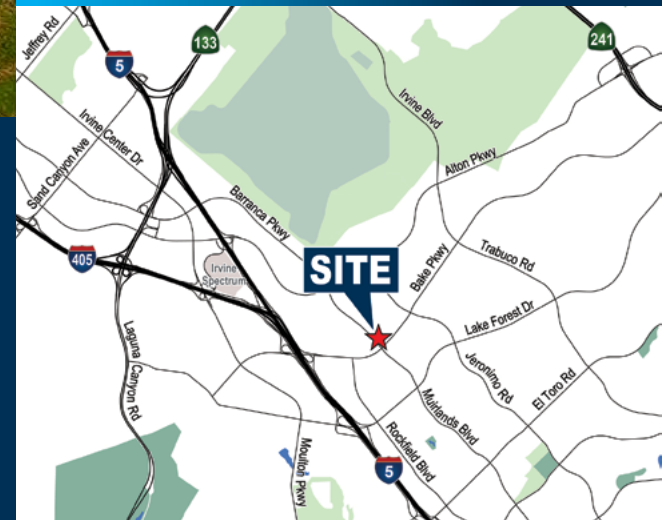
FOR LEASE

**MAJOR BUILDING RENOVATIONS UNDERWAY!
END OF 1ST QTR 2026 COMPLETION**



**5 MARCONI
IRVINE, CALIFORNIA**

±200,648 SQ. FT.
FREESTANDING MANUFACTURING/DISTRIBUTION BUILDING
PREMIER IRVINE SPECTRUM CORNER LOCATION

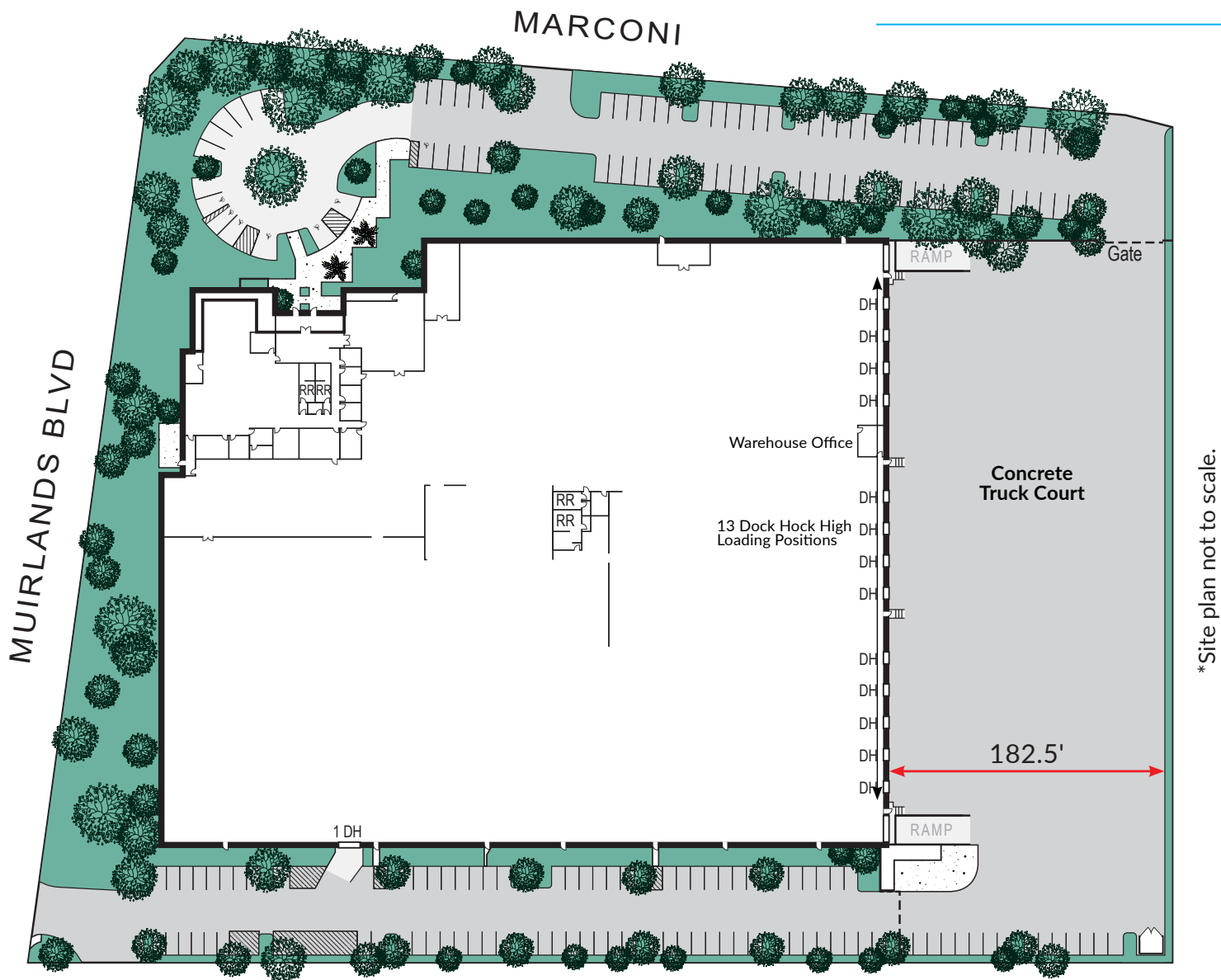


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VOIT REAL ESTATE SERVICES
2020 MAIN STREET, SUITE 100, IRVINE, CA 92614

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FRONT OF BUILDING



REAR OF BUILDING

PROPERTY FEATURES

- Premier Irvine Spectrum Corner Location
- An approximate 177,607 Sq. Ft. Freestanding Manufacturing/ Distribution Building
- Approximately 11,866 Sq. Ft. of Newly Constructed, High Image Single-Story Executive Offices
- Large Secured 182.5' All Concrete Truck Court
- Fourteen (14) Dock High Loading Positions w/ Mechanical Pit Levelers Rated to 35,000 Pounds (Expandable to 15)
- Two (2) Grade Level Ramps
- 4,000 Amps, 277/480 Volts, 3-Phase, Well Distributed Power (Verify)
- 24' - 27' Warehouse Clearance
- ESFR Sprinkler System (K-17 Heads at 35 PSI)
- New Warehouse LED Lighting
- 176 Parking Spaces
- Shop Restrooms and Warehouse Office
- Column Spacing: 40'x60'
- Fully Seismic Retrofitted
- Drive Around Access
- New Concrete Entry Way

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TRUCK COURT CONSTRUCTION PROGRESS



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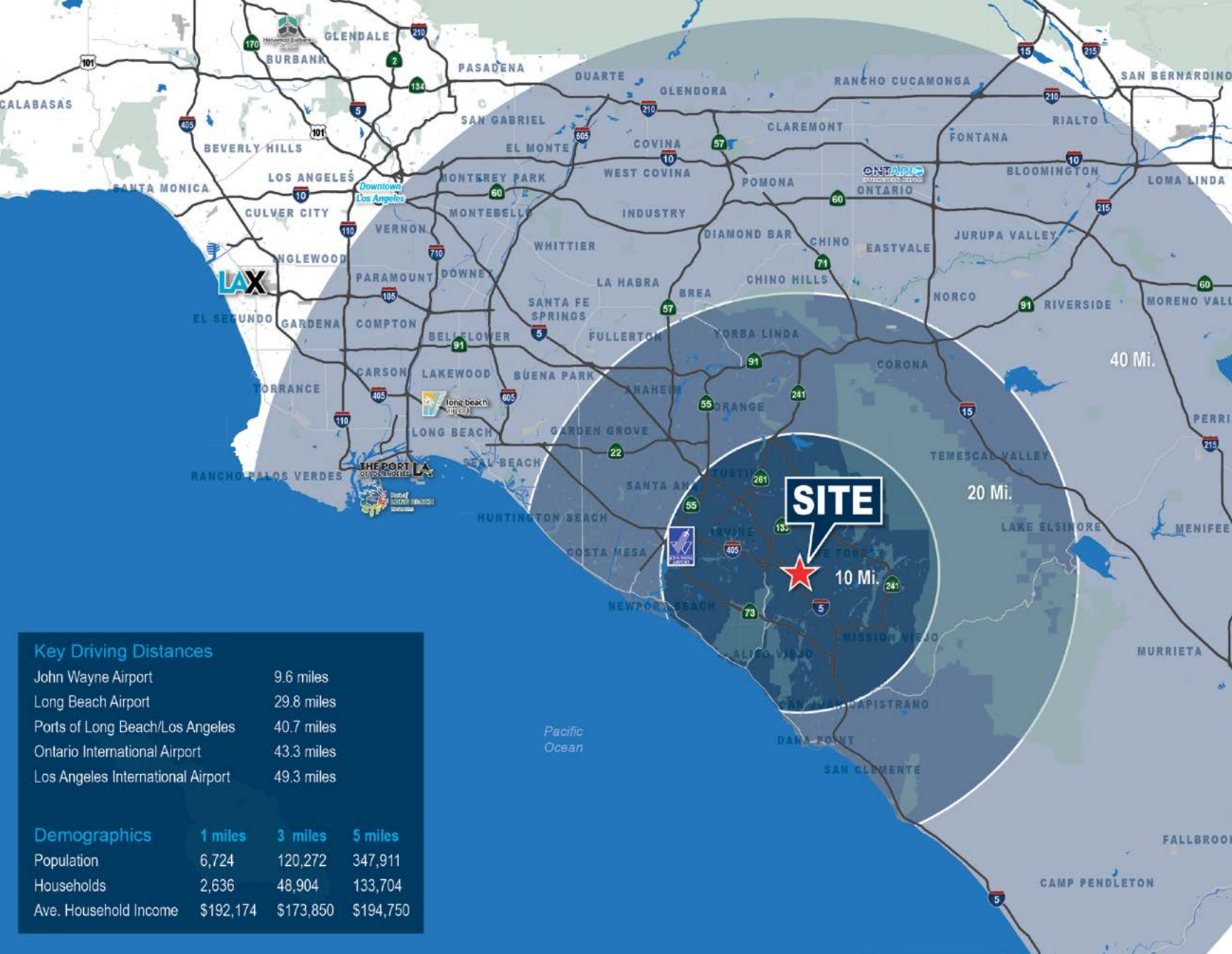
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LOCATION

- Located in the 2,700 Acre Master Planned Business Park - Irvine Spectrum
- Home of Over 1,000 Companies Encompassing Over 20M Sq. Ft.
- Convenient Access to the Santa Ana (5) and San Diego (405) Freeways
- Close Proximity to the Orange County Airport and Convenient Access to Long Beach & Los Angeles International Airports
- Adjacent to an Abundance of Housing & Retail Amenities
- Close Proximity to a Highly Skilled Labor Force
- Strategic Access to the Ports of Long Beach & Los Angeles

Key Driving Distances

John Wayne Airport	9.6 miles
Long Beach Airport	29.8 miles
Ports of Long Beach/Los Angeles	40.7 miles
Ontario International Airport	43.3 miles
Los Angeles International Airport	49.3 miles

Demographics

	1 miles	3 miles	5 miles
Population	6,724	120,272	347,911
Households	2,636	48,904	133,704
Ave. Household Income	\$192,174	\$173,850	\$194,750

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