

FOR SALE OR LEASE

±24,599 SF

11 VANDERBILT

IRVINE SPECTRUM, CALIFORNIA



Voit
REAL ESTATE SERVICES

CORPORATE HEADQUARTERS FLEX/R&D

PROPERTY FEATURES

CORPORATE HEADQUARTERS/FLEX/R&D

±24,599 SF FLEX INDUSTRIAL BUILDING

±14,000 SF OF 2-STORY OFFICE SPACE

HIGH IMAGE TENANT IMPROVEMENTS

1 DOCK HIGH LOADING DOOR

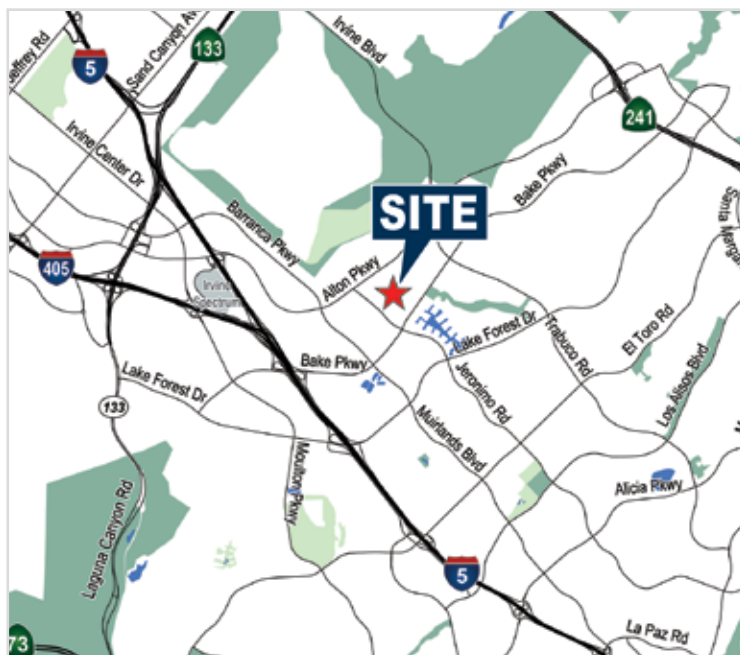
14' WAREHOUSE CLEAR HEIGHT

800 AMPS OF POWER (VERIFY)

68 PARKING STALLS, 2.8:1,000 PARKING RATIO

FIRE SPRINKLERED

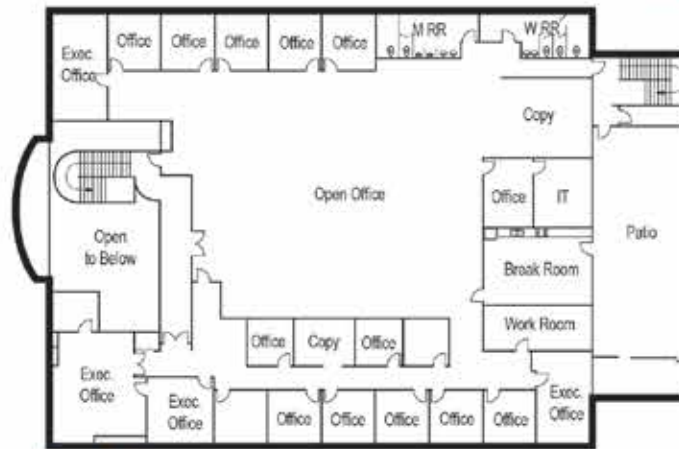
IMMEDIATE ACCESS TO SANTA ANA (5), SAN
DIEGO (405) FREEWAYS AND 133 TOLL ROAD



VANDERBILT



CHRYSLER



2nd Floor

11 VANDERBILT, IRVINE

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FOR MORE INFORMATION PLEASE CONTACT

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