

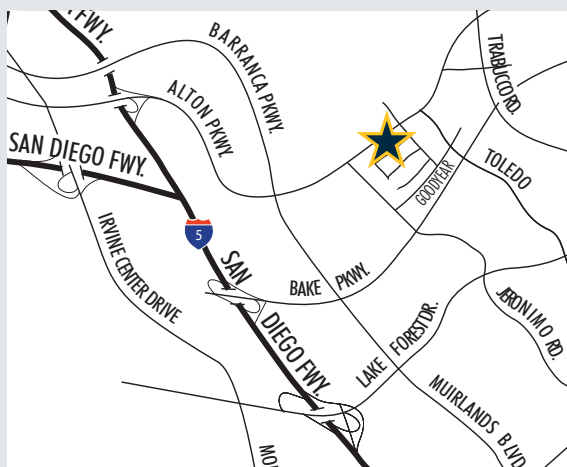


ARES
INDUSTRIAL
MANAGEMENT

4 STUDEBAKER

IRVINE, CALIFORNIA 92618

±94,078 Leasable SQ FT | Corporate Headquarters



BUILDING HIGHLIGHTS

- ±94,078 SF Free-Standing, High Image, Corporate Headquarters with Excellent Identity on Alton Pkwy
- ±36,510 SF of Two-Story Office Space with ±57,568 SF of Warehouse on a 4.52 AC Lot
- 1 Ground Level Door
- 8 Dock-High Doors
- .45/2,500SF GPM Sprinkler System
- 2,000 amps/277/480 volt, 3 phase Electrical Panel - In the process of being upgraded
- 22-24' Clear Height
- 55' Concrete Loading Apron with 125'-130' Truck Court
- 1.8:1,000 Parking Ratio
- 4.2 Zoning (Community Commercial)

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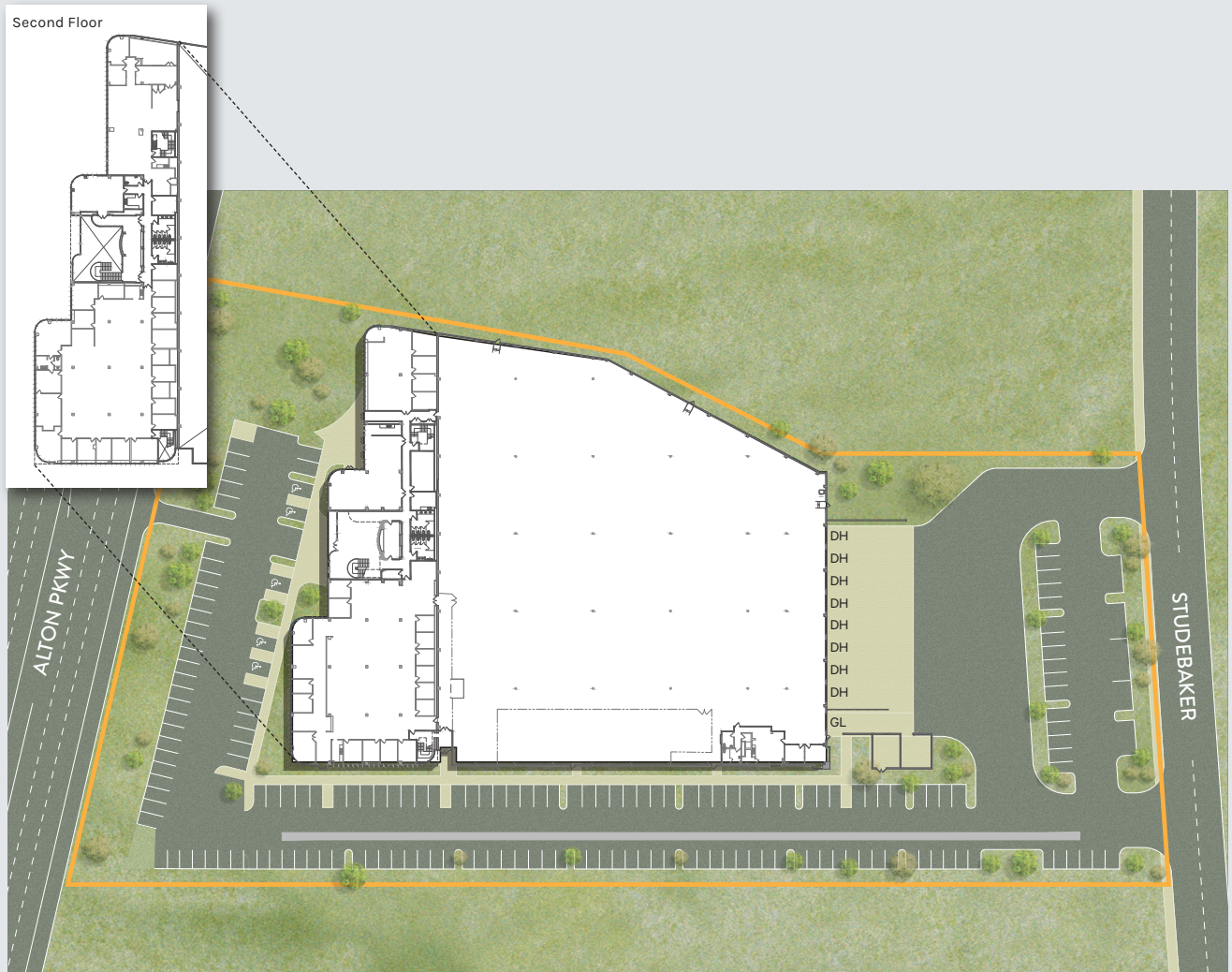


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