

RECENT INTERIOR REFRESH

MOVE-IN READY FOR 2026 OCCUPANCY



**13765-F ALTON
IRVINE, CA 92618**

NEAR THE GREAT PARK

HIGH-IMAGE FLEX BUILDING



NOW LEASING

PROPERTY DETAIL



4,961 SQFT Office
& Warehouse



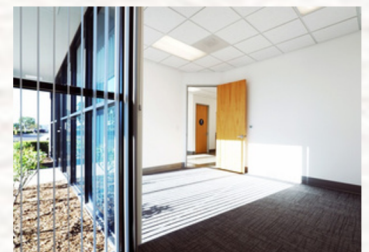
Near I405 & I5
+241 Toll Road



Warehouse | 2
Roll-Up Doors



High Signage
Visibility



SCAN ME



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More Info : 949-283-0710



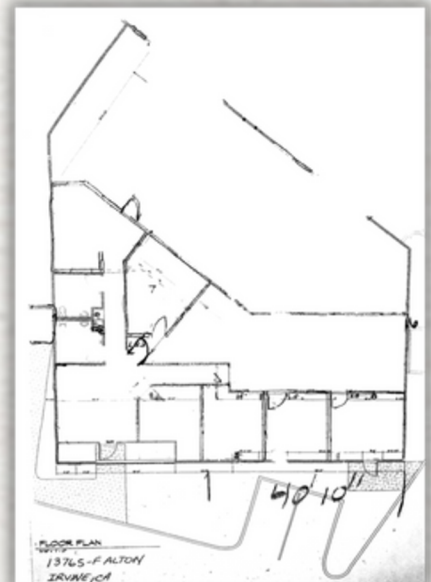
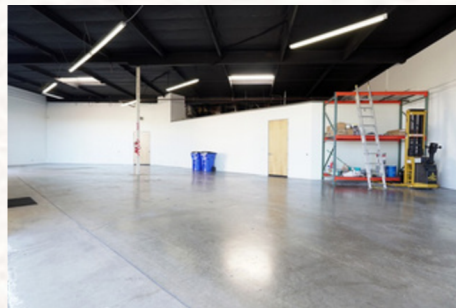
**13765-F ALTON
IRVINE, CA 92618**

NEAR THE GREAT PARK

NOW LEASING

PROPERTY DETAIL

- ✓ Large front facing windows
- ✓ Built out kitchen space
- ✓ Ideal end unit with vehicle access
- ✓ Prime signage visibility
- ✓ Warehouse includes rack + lift
- ✓ Highly flexible & Intelligent layout



Evan Lippincott
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DRE# 02130664
Home Smart EGR | Ladera Realty

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Disclaimer

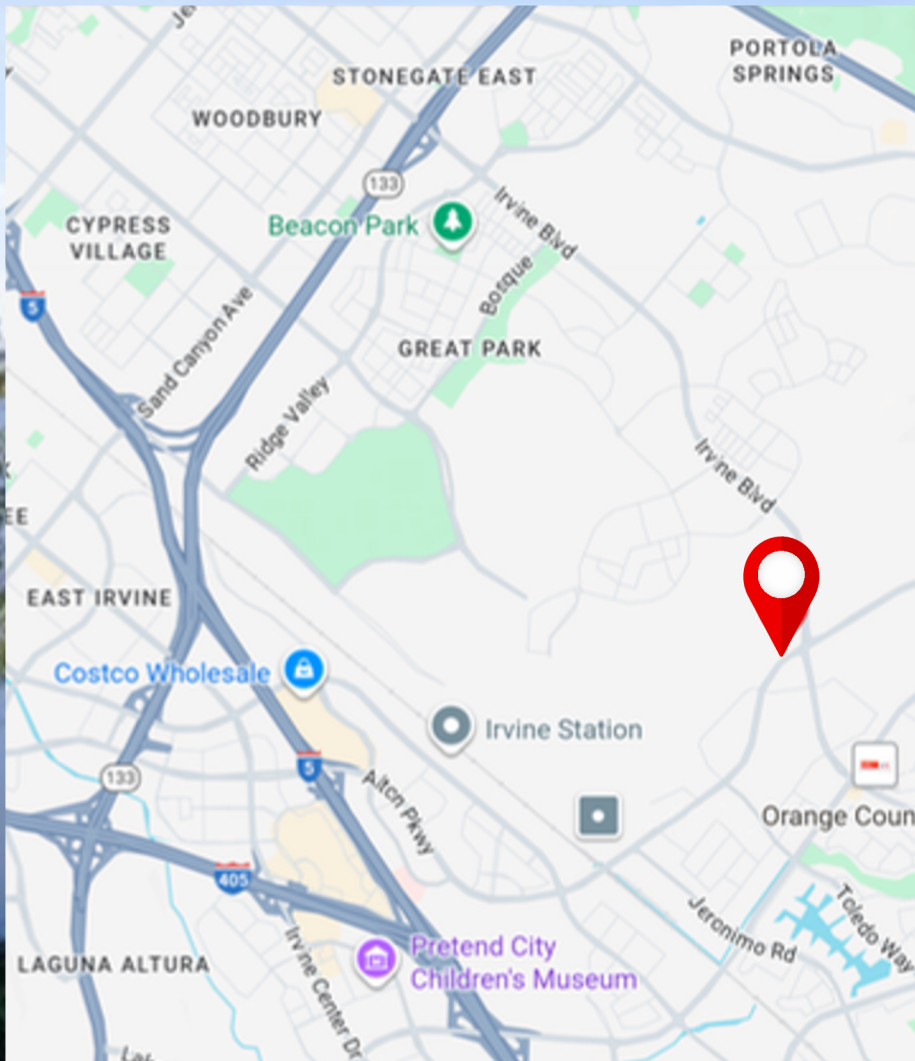
Information deemed reliable but not guaranteed. Terms, conditions, and availability subject to change without notice.

Broker and Landlord make no representation regarding ADA compliance. DRE Lic. # 02130664

FOR LEASE

13765-F ALTON IRVINE, CA 92618

NEAR THE GREAT PARK
± 4,961 SF FLEX SPACE



CENTRALLY POSITIONED

- I-5, I-405, SR-133, 241 TOLL
- 5 MIN - SPECTRUM
- 6 MIN - IRVINE METRO/AMTRAK
- 10 MIN - GREAT PARK CAMPUS
- 15 MIN - UCI

REGIONAL AIRPORTS

- 15 MIN - SNA ORANGE COUNTY
- 35 MIN - LONG BEACH
- 50 MIN - LOS ANGELES INT
- 50 MIN - ONTARIO INT
- 83 MIN - SAN DIEGO INT

*DRIVE TIMES ARE APPROXIMATE AND MAY VARY WITH TRAFFIC CONDITIONS

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