

FOR LEASE

±3,860 SF CORNER INDUSTRIAL/R&D UNIT

EXCELLENT
±26' WAREHOUSE
CLEARANCE



MK BUSINESS CENTER III

601 WALD, IRVINE, CA 92618

Voit

REAL ESTATE SERVICES



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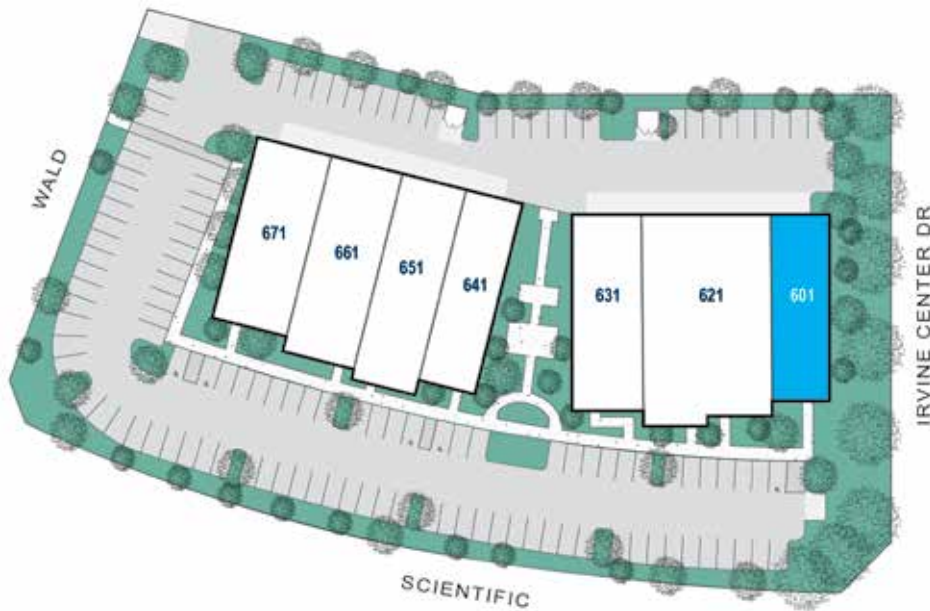
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601 WALD - ±3,860 SF

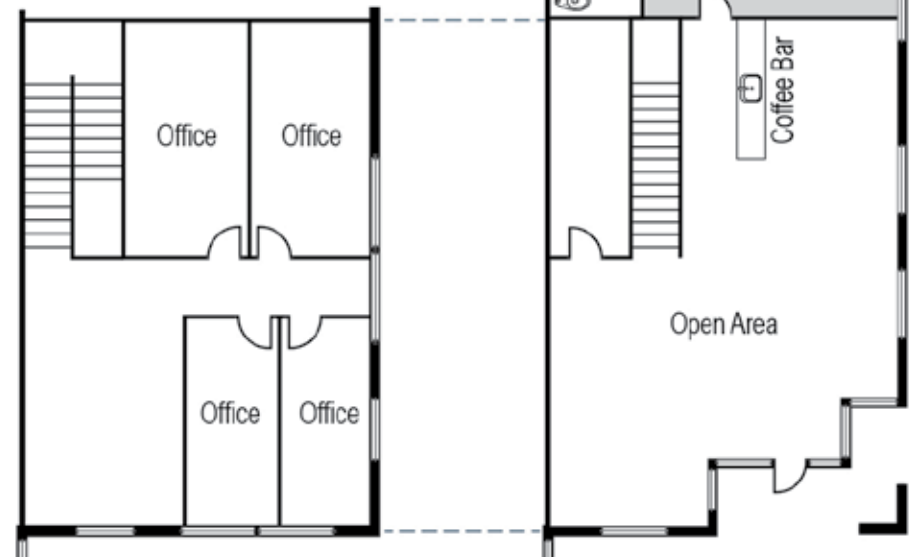
PROPERTY ADDRESS:	601 WALD, IRVINE CA 92618
BUILDING SQUARE FEET:	APPROXIMATELY 3,860 SQUARE FEET
CLEAR HEIGHT:	26'
GROUND LEVEL DOORS:	1
POWER:	250 AMPS
SPRINKLERS:	Yes
PARKING:	2.8:1,000
ZONING:	5.4A GENERAL INDUSTRIAL
FREEWAY ACCESS:	EASY ACCESS TO 5, 405, & 133 FREEWAYS
SIGNAGE:	ON IRVINE CENTER DRIVE
CLOSE PROXIMITY:	CLOSE PROXIMITY TO RESTAURANTS/AMENITIES
LEASE RATE:	\$1.95 NNN / NETS: 0.45 PSF



BRAND NEW IMPROVEMENTS INCLUDING:

- **ALL NEW FLOORING**
- **REMODELED RESTROOMS**

Second Floor



601 WALD - ±3,860 SF

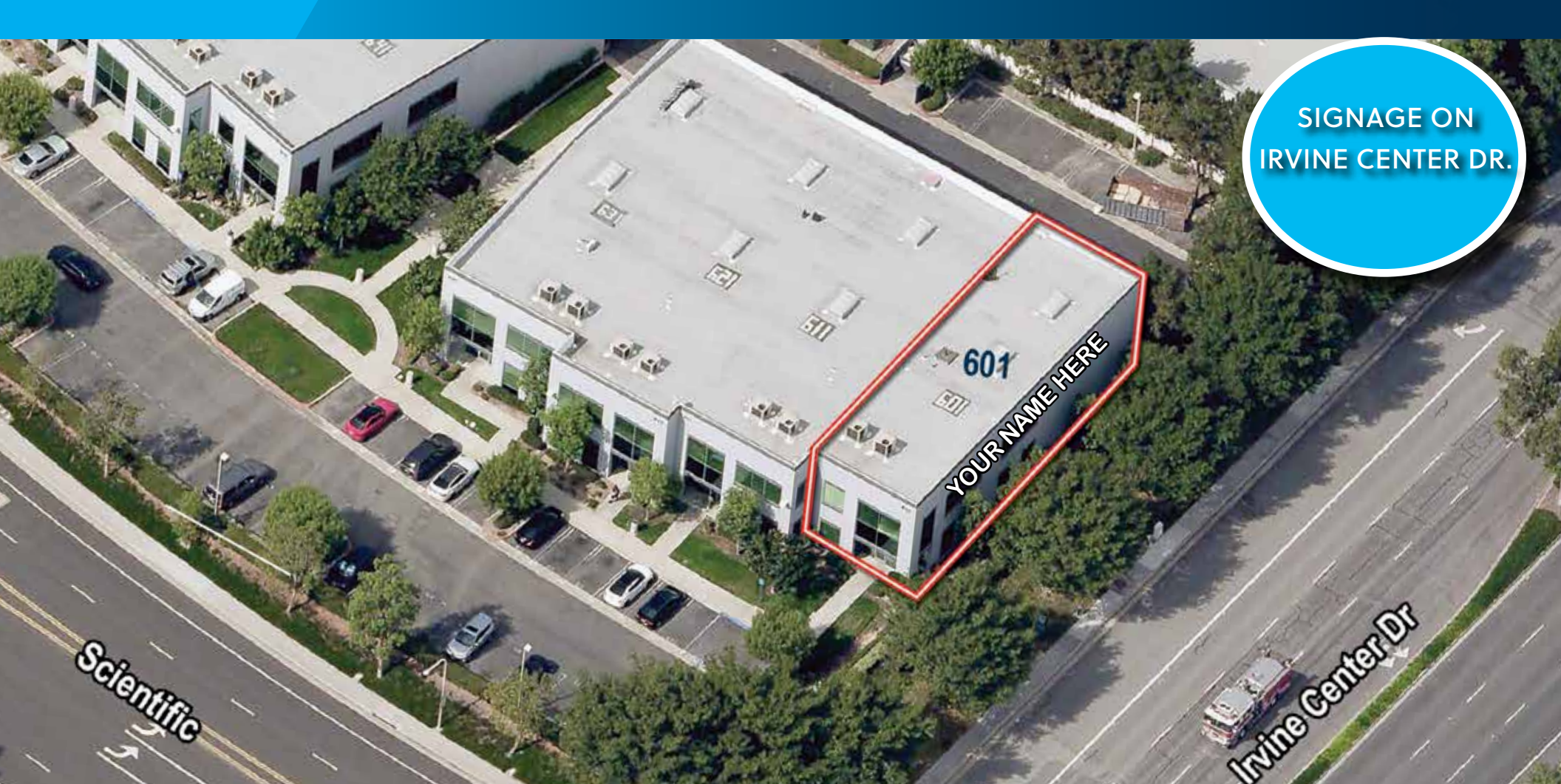
- **FLOOR TO CEILING GLASS OFFICES**
- **ALL NEW HARDWOOD FLOORING**



AMENITIES MAP



SIGNAGE ON
IRVINE CENTER DR.



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