



43,971 SF AVAILABLE

HIGH IMAGE DISTRIBUTION / **CORPORATE HQ PROPERTY**

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9750

IRVINE BOULEVARD // IRVINE, CA

LBALogistics (I) JLL



9750 // IRVINE BLVD.

IRVINE, CALIFORNIA

9750 Irvine Blvd. is a $\pm 348,571$ SF Distribution / Corporate HQ facility in the heart of South Orange County with close proximity to the 5 & 405 freeways and thousands of affluent roof-tops. The property was completely renovated in 2020 and is professionally owned/managed by LBA Logistics.



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL alterior and information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP. Inc. All rights reserved. Jones Lang LaSalle Brokerage. Inc., Real Estate license #01856260.

PROPERTY SPECS

- ±348,571 SF multi-tenant industrial building in a larger ±448,207 SF industrial project
- · Single story office space (most suites)
- · Dock high and ground level loading doors
- ±24' minimum clearance
- · 47x47' (typical) column spacing
- · New outdoor workspace

- Fire sprinklers
- · Ample parking
- Minimum of 400 amps @ 277/480 volt per suite (potentially expandable, tenant to verify)
- · Excellent frontage/visibility on corner of Irvine Blvd. & Fairbanks
- · Professionally owned/managed by LBA Logistics

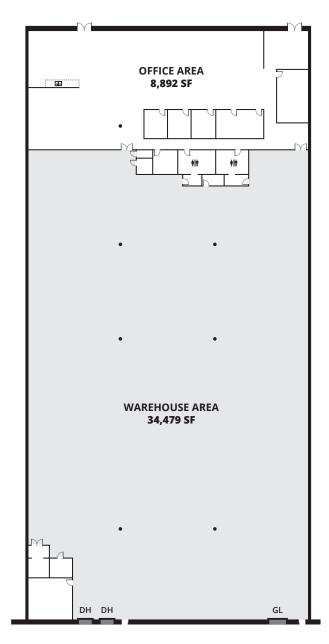






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IFLOORPLAN



PROPERTY SPECS

Suite 106

Size: ±43,971 SF

Office SF: ±8,892 SF

Warehouse SF: ±34,479 SF

Dock high loading: Two (2) - both with mechanical load levelers

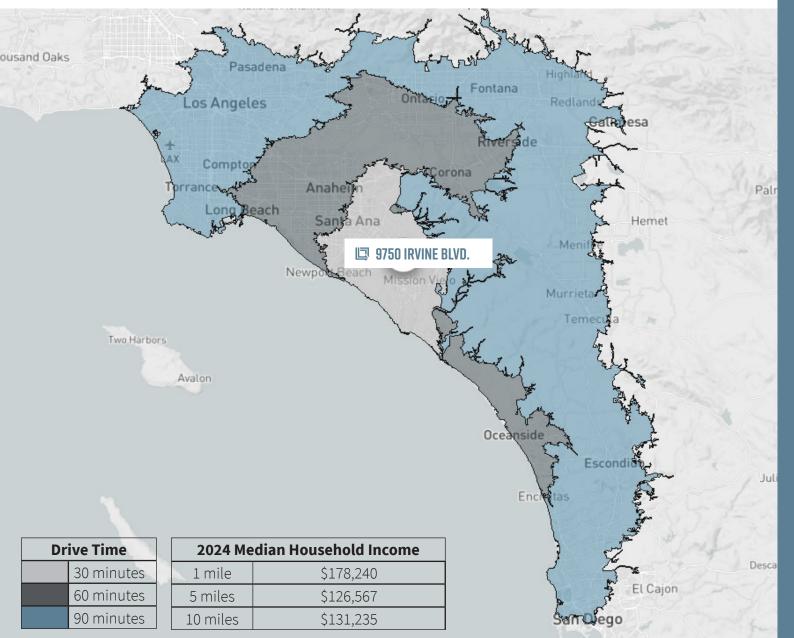
Ground level loading: One (1)

Power: 400 amps @ 277/480 volt (tenant to verify)

Parking: 44 parking stalls

Trailer parking: Two (2) parking positions

Refreshed efficient plan



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Exclusively listed by:

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