

Class "A" Industrial Building

9740 IRVINE

BOULEVARD, IRVINE

CA 92618

±99,938 SF
For Sublease



Jones Lang LaSalle Brokerage, Inc.
RE License #01856260

PROPERTY OVERVIEW



±99,638 SF
freestanding
building



±8,904 SF
office area



Sublease through
8/31/2035 (site
never occupied)



3 dock high doors
(expandable to 15)



**1 grade
level door**



Secured **140'**
concrete truck
court



50' x 56'
column spacing



36'
clear height



3,000 AMP,
277/480v
(expandable)



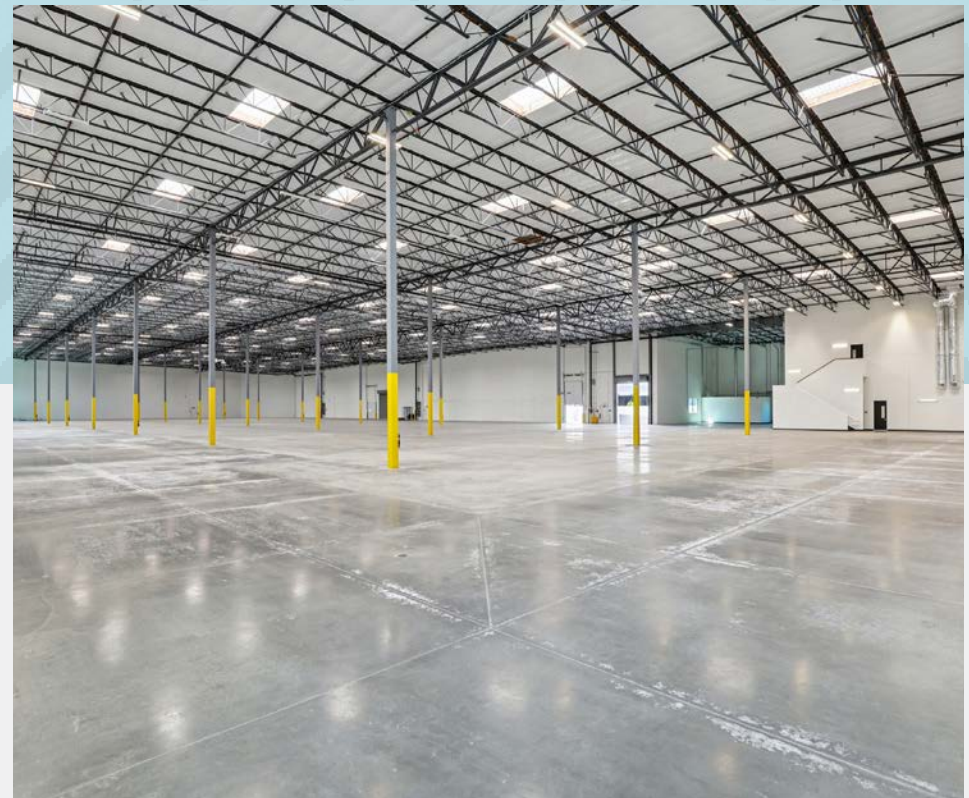
ESFR
sprinklers
(K 25.2 heads)



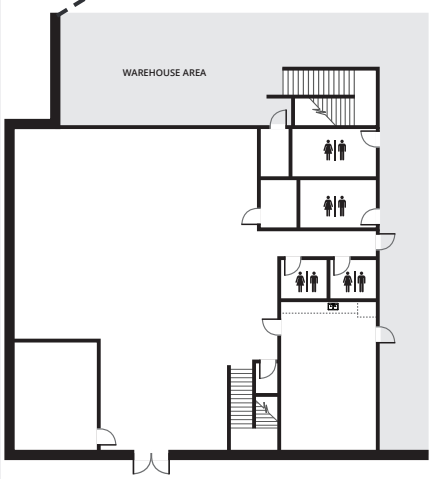
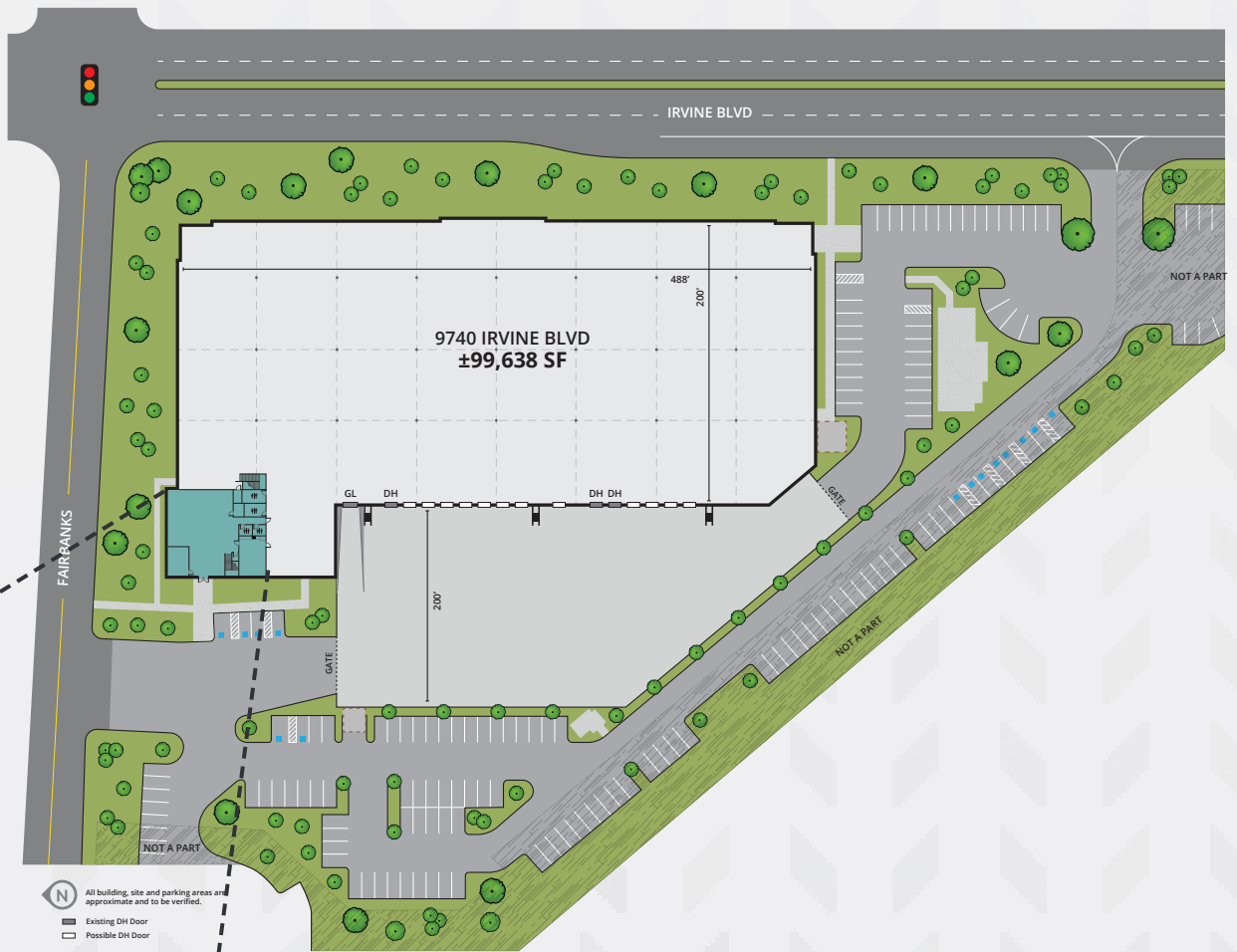
1.06:1,000
parking ratio
(106 spaces)



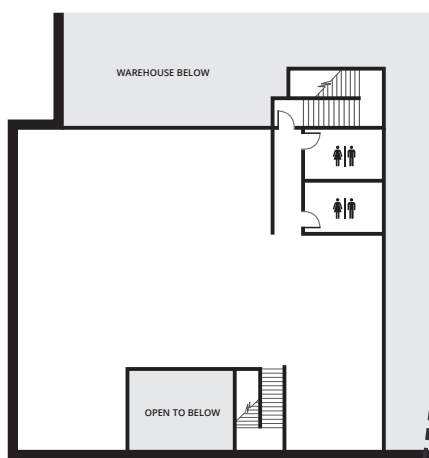
Close proximity
5 & 405
freeways



FLOOR PLAN



2nd FLOOR
3,800 SF





LOCATION HIGHLIGHTS

Port of Los Angeles

Port of Long Beach

9740
IRVINE
BLVD.

John
Wayne
Airport

- 1.9 miles ▶ 5 Freeway
- 2.1 miles ▶ 405 Freeway
- 2.4 miles ▶ 241 Freeway
- 2.9 miles ▶ 133 Freeway
- 2.2 miles ▶ Irvine Spectrum Center
- 9.1 miles ▶ John Wayne Airport

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