



RARE OPPORTUNITY. PRIME LOCATION.

MOVE-IN READY | FOR SALE OR LEASE



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Jones Lang LaSalle Brokerage,
Inc. Real Estate License #: 01856260



Property Highlights

DUAL OPPORTUNITY IN IRVINE'S PREMIER INDUSTRIAL CORRIDOR

In South Orange County's supply constrained, in-fill market with high barriers for future industrial development, Hughes@ Alton offers the discerning business owner a rare opportunity to own a modern industrial property. With the City hyper focused on residential units on the remaining developable land at the Great Park and Irvine Ranch, this two-building development is one of the last industrial developments in South Orange County for the foreseeable future. Surrounding

residential development is creating a pipeline of educated professionals who will provide your business with a skilled, local workforce for decades to come. The strategic location offers immediate access to major transportation networks while operating in a market where future industrial development is virtually impossible. **Secure your position in one of Southern California's most exclusive industrial markets before this rare opportunity disappears.**

 Watch the Hughes @ Alton Video Tour



Building Specs

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SPECIFICATION

Total Size
Office Space
Warehouse Space
Clear Height
Loading Docks
Power
Parking
Truck Court Depth
Site Size

DETAILS

±77,297 SF
±8,096 SF
±69,201 SF
36' (after speed bay)
8 Dock High/1 Grade Level
4,000 Amps @277/480V, 3-phase*
73 Stalls
128'
3.51 Acres

*Both buildings have electrical gear, electrical gear ducts, and structures installed to serve 4000 amps at 480v 3P. Tenant to verify electrical load, upstream electrical capacity, and transformation with the public utility (Southern California Edison).

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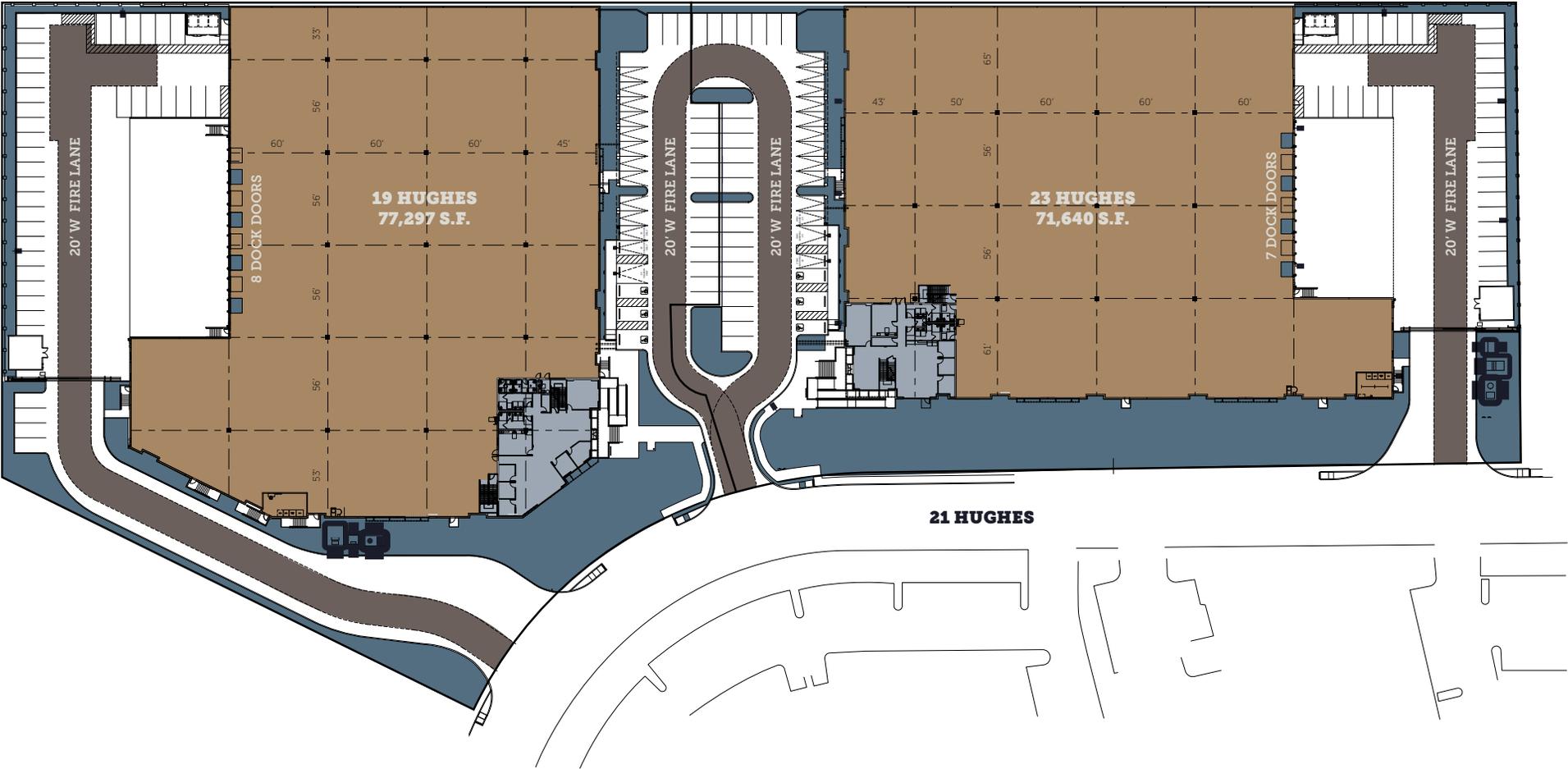
±71,640 SF
±6,968 SF
±64,672 SF
36' (after speed bay)
7 Dock High / 1 Grade Level
4,000 Amps @277/480V, 3-phase*
66 Stalls
128'
3.14 Acres

*Both buildings have electrical gear, electrical gear ducts, and structures installed to serve 4000 amps at 480v 3P. Tenant to verify electrical load, upstream electrical capacity, and transformation with the public utility (Southern California Edison).

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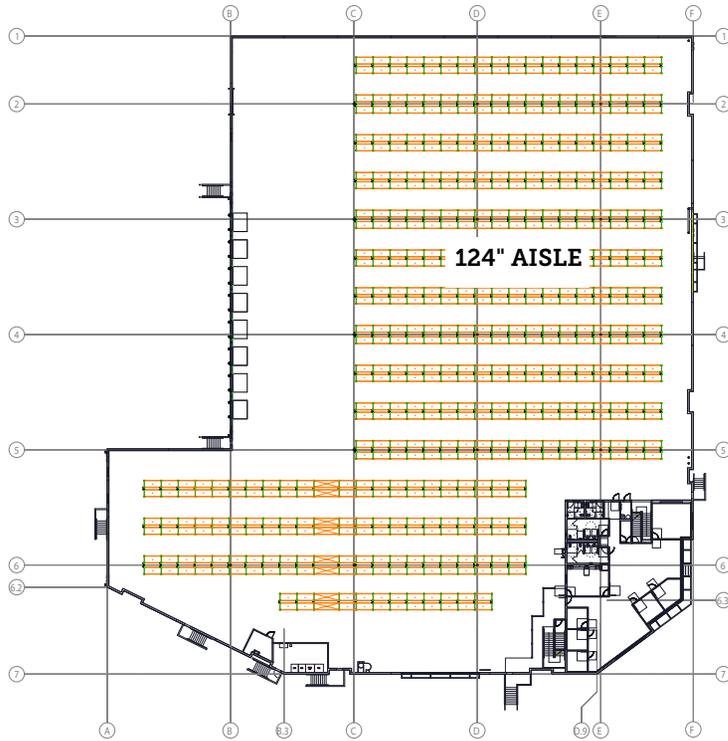


Site Plan



Racking Plans

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RAYMOND WEST
INTRALOGISTICS SOLUTIONS

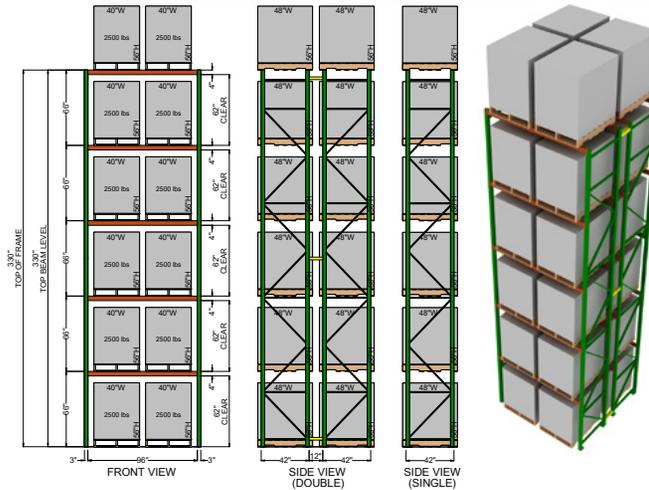
For more information, contact:

Greg Hanoian

562.447.5891

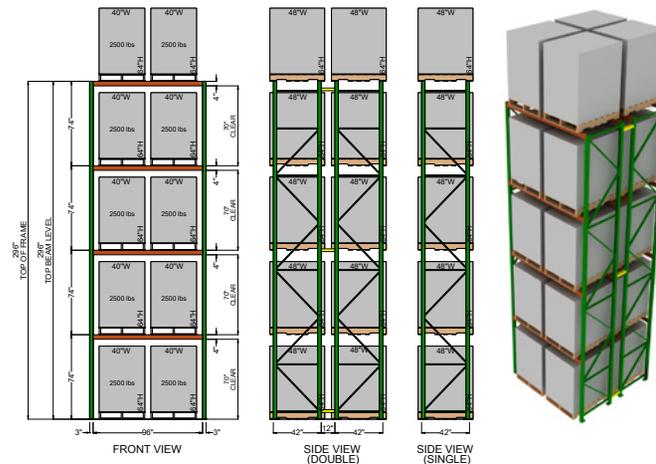
greg.hanoian@raymondwest.com

No warranty or representation is made to the accuracy of the Conceptual Racking Plan or Rendering Racking Plan. No liability of any kind is to be imposed on the broker or owner herein, and shall not be held responsible for any decisions made based on such information.



56' Tall Pallets, 36' Clear Height

8,184 Total Pallet Positions

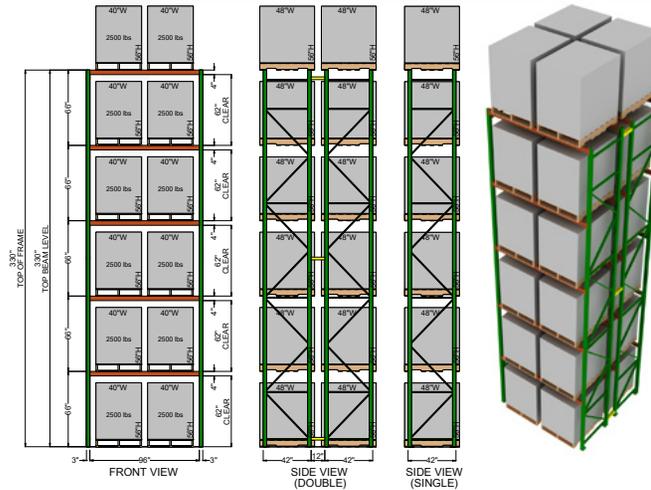
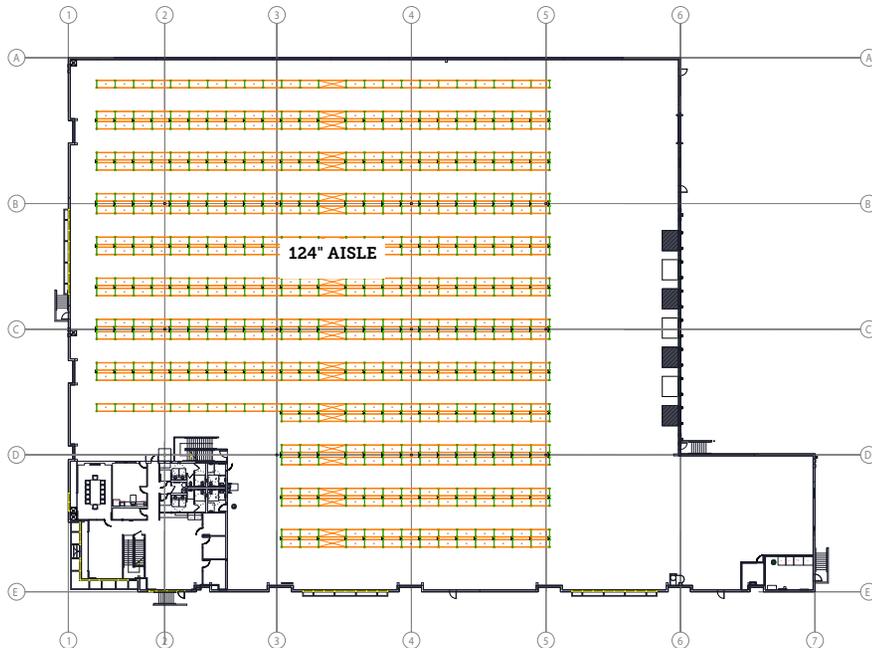


64' Tall Pallets, 36' Clear Height

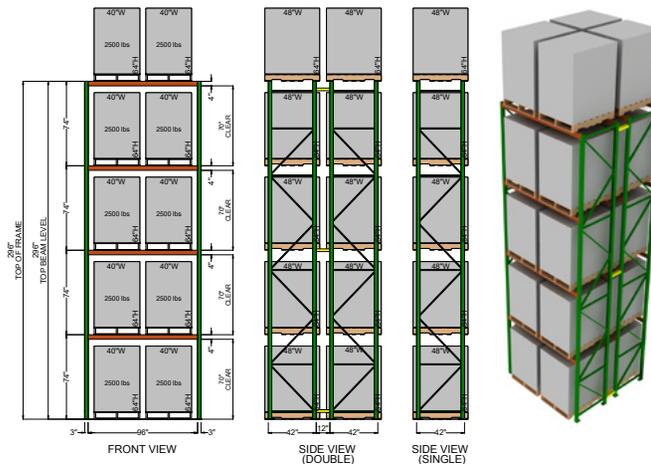
6,820 Total Pallet Positions

Racking Plans

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56' Tall Pallets, 36' Clear Height
8,184 Total Pallet Positions



64' Tall Pallets, 36' Clear Height
6,820 Total Pallet Positions

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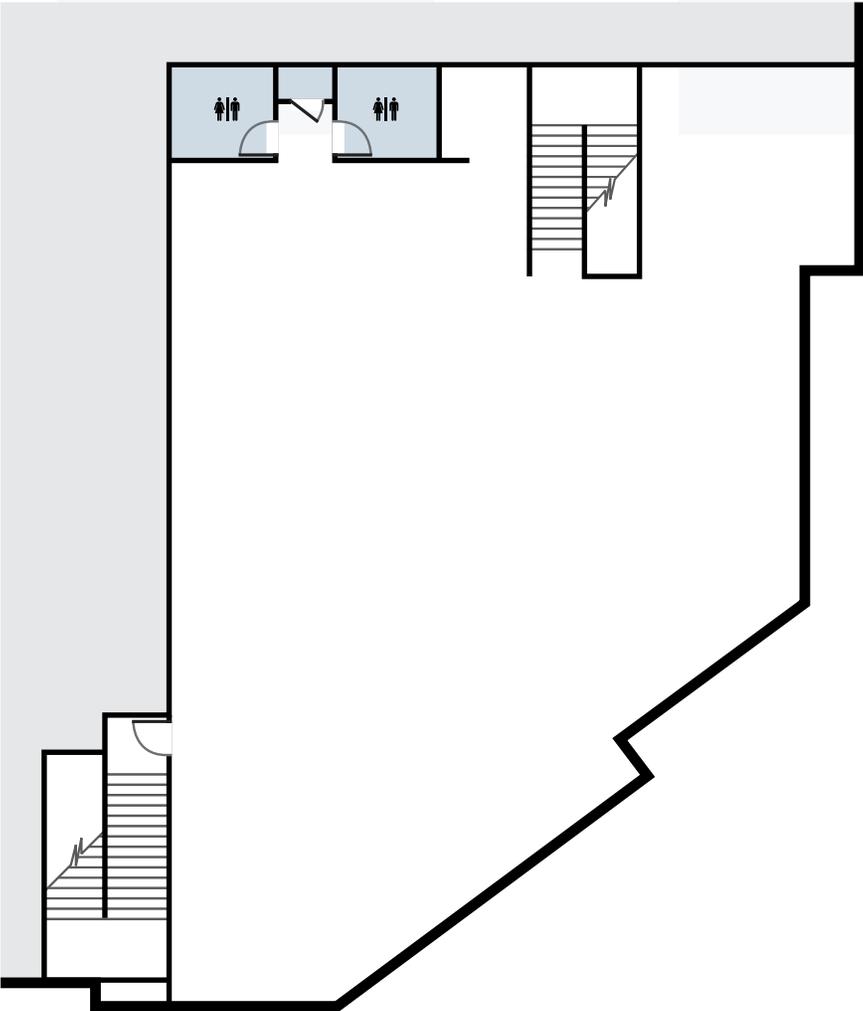
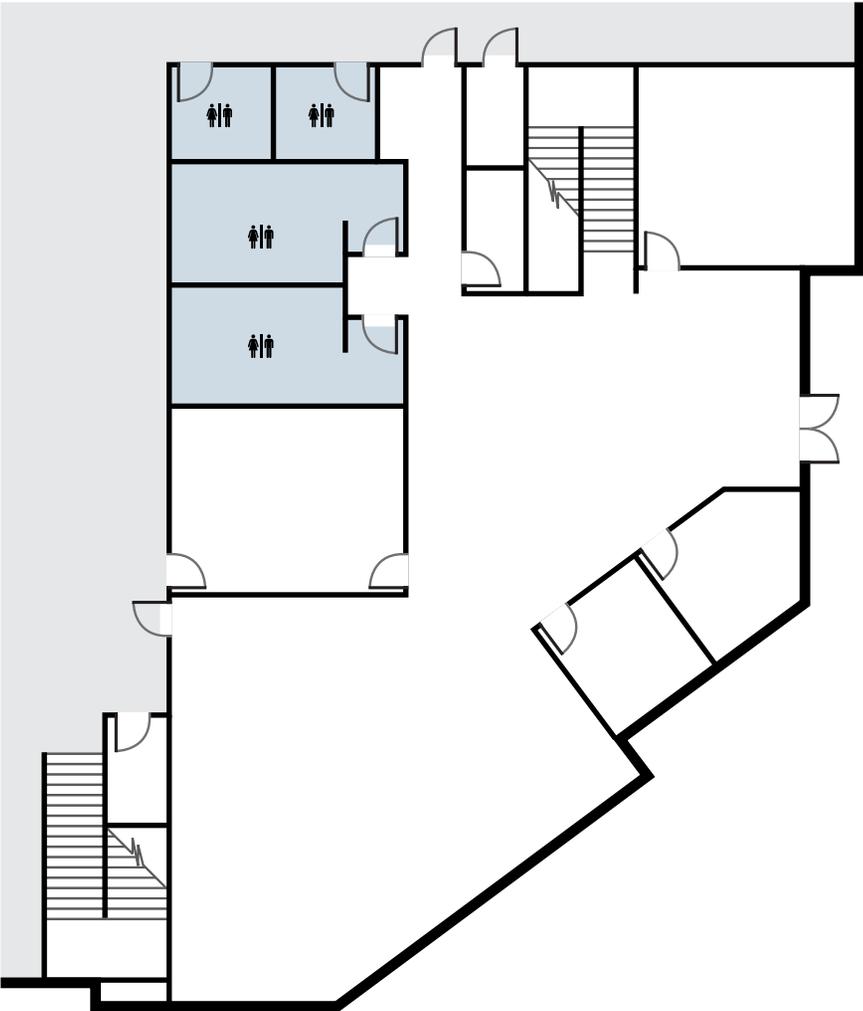
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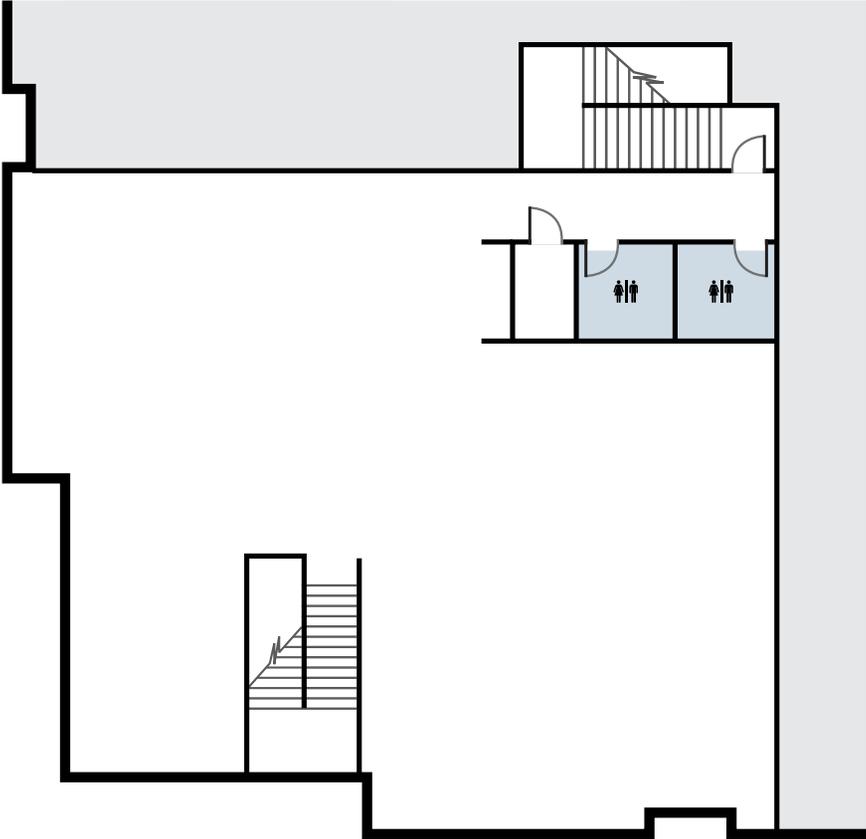
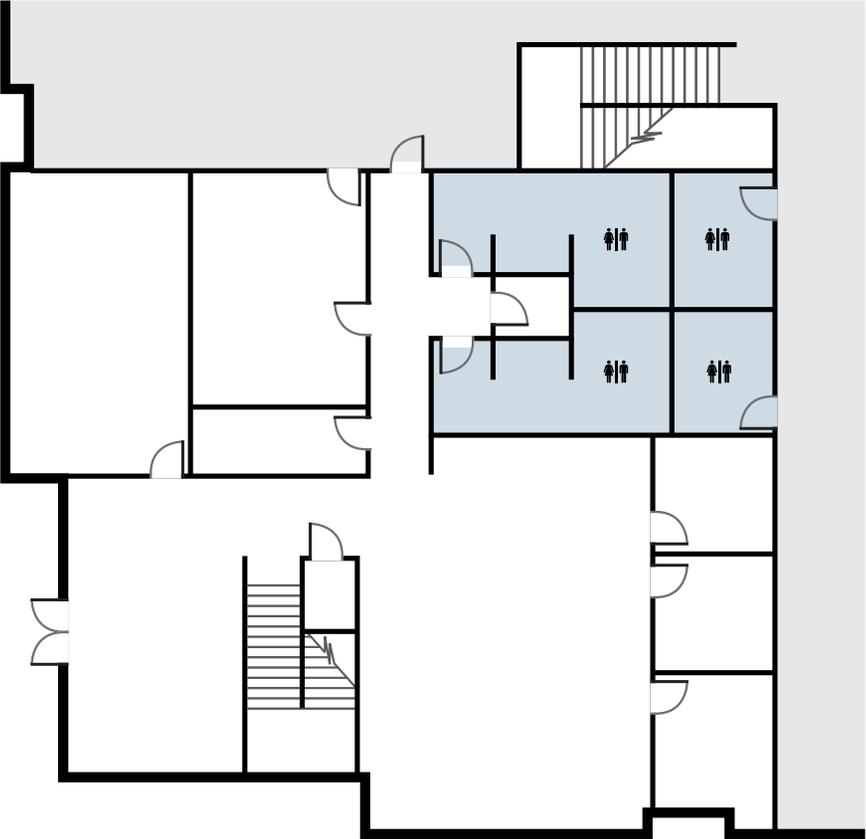
Office Plans

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Office Plans

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Access Map





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