

Class "A" Industrial Building

9740 IRVINE

BOULEVARD, IRVINE

CA 92618

±99,638 SF

For Lease or Sale

LBA Logistics 



Jones Lang LaSalle Brokerage, Inc.
RE License #01856260



PROPERTY OVERVIEW



±99,638 SF
freestanding
building



±8,094 SF
office area



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**
Switchgear *



ESFR
sprinklers
(K 25.2 heads)



1.06:1,000
parking ratio
(106 spaces)

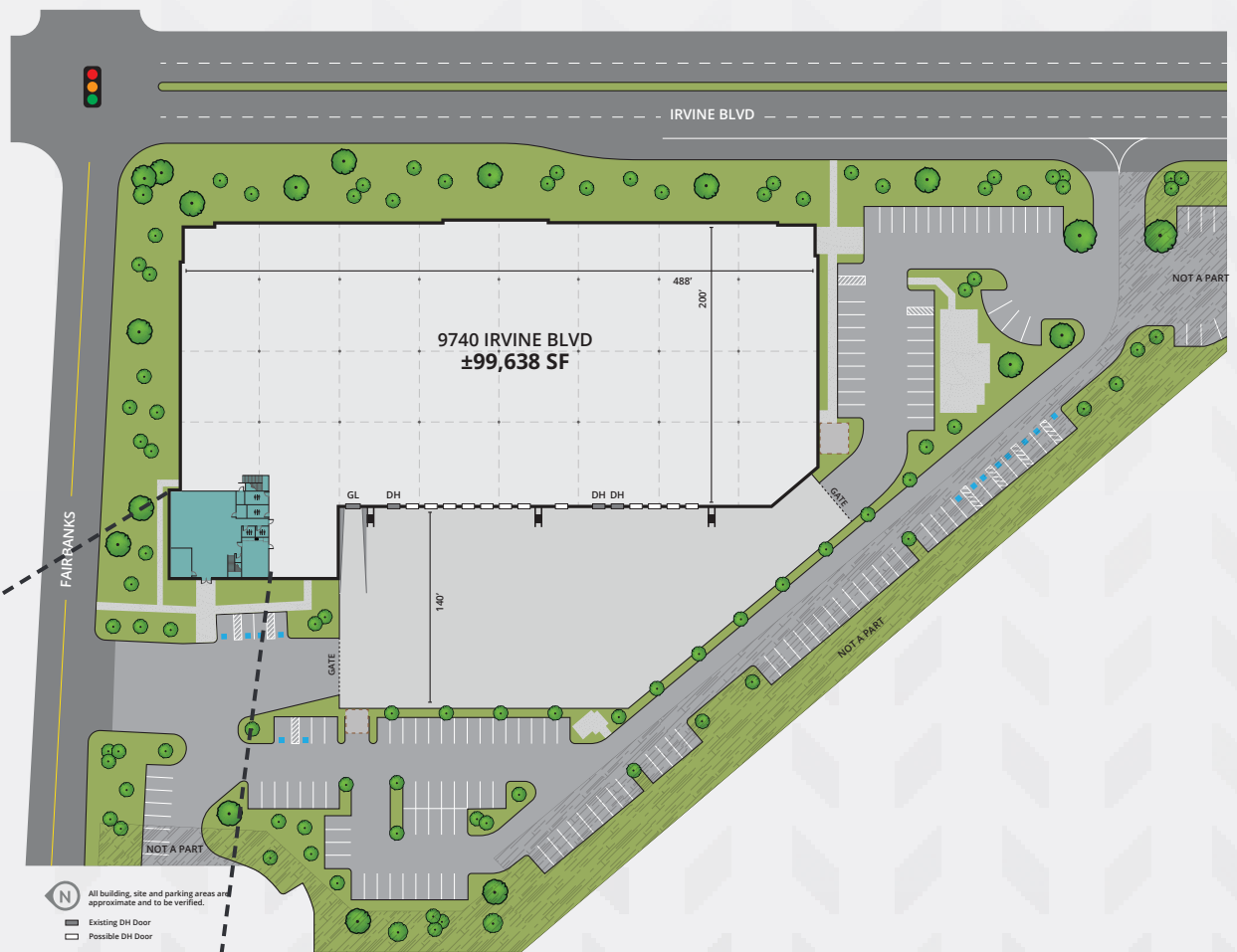


Close proximity
5 & 405
freeways



* There is currently 600 Amps serving the building, but the building has electrical gear, electrical gear ducts, and structures installed to serve 3000 amps at 277/480V.
Tenant to verify electrical load, upstream electrical capacity, and transformation with the public utility (Southern California Edison).

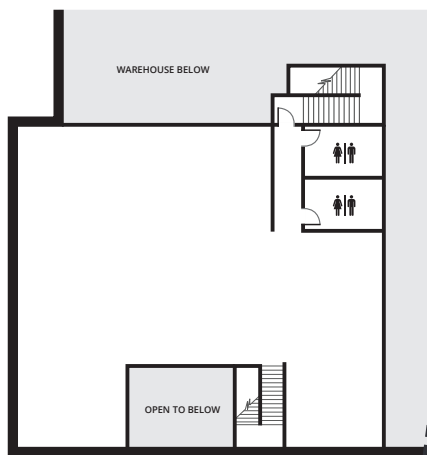
FLOOR PLAN



1st FLOOR
4,294 SF

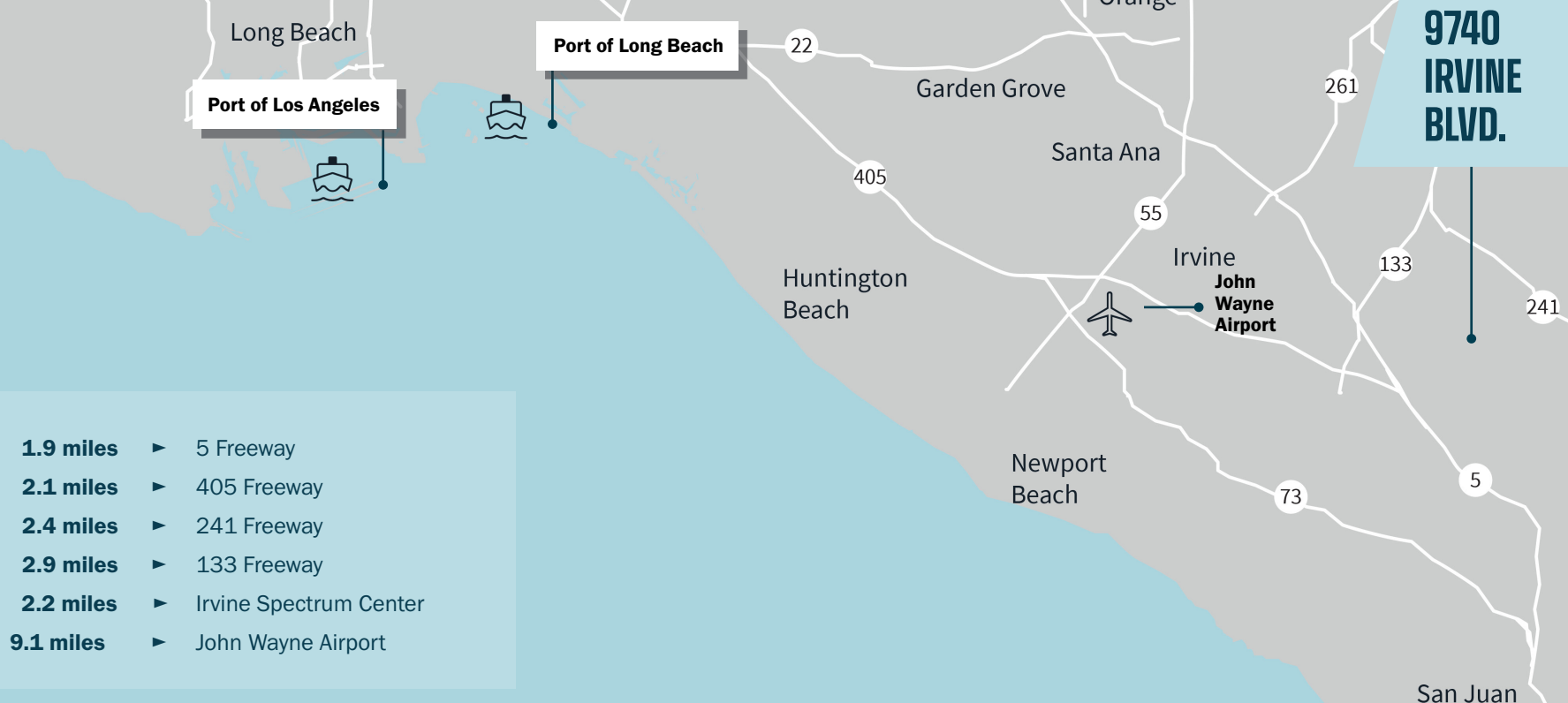


2nd FLOOR
3,800 SF





LOCATION HIGHLIGHTS



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