Hughes
AT ALTON

RARE OPPORTUNITY. PRIME LOCATION.

MOVE-IN READY | FOR SALE OR LEASE





www.19-23hughes.com

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EBS Realty Partners | PENWOOD REAL ESTATE INVESTMENT MANAGEMENT, LLC

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.**





Building Specs

19 HUGHES



SPECIFICATION	DETAILS
Total Size	±77,297 SF
Office Space	±8,096 SF
Warehouse Space	±69,201 SF
Clear Height	36' (after speed bay)
Loading Docks	8 Dock High/1 Grade Level
Power	4,000 Amps @277/480V, 3-phase*
Parking	73 Stalls
Truck Court Depth	128'
Site Size	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).

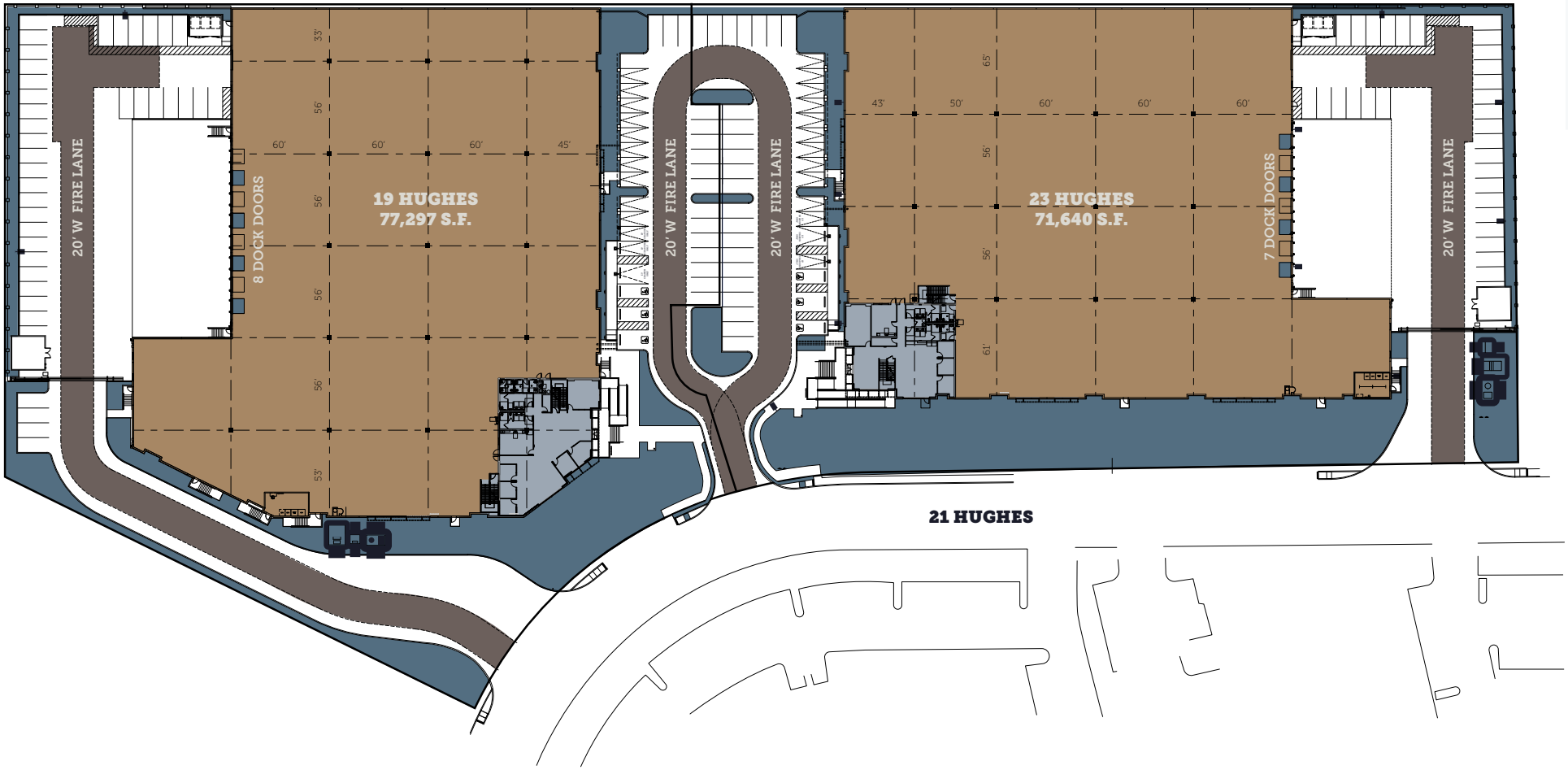
SPECIFICATION	DETAILS
Total Size	±71,640 SF
Office Space	±6,968 SF
Warehouse Space	±64,672 SF
Clear Height	36' (after speed bay)
Loading Docks	7 Dock High / 1 Grade Level
Power	4,000 Amps @277/480V, 3-phase*
Parking	66 Stalls
Truck Court Depth	128'
Site Size	3.14 Acres

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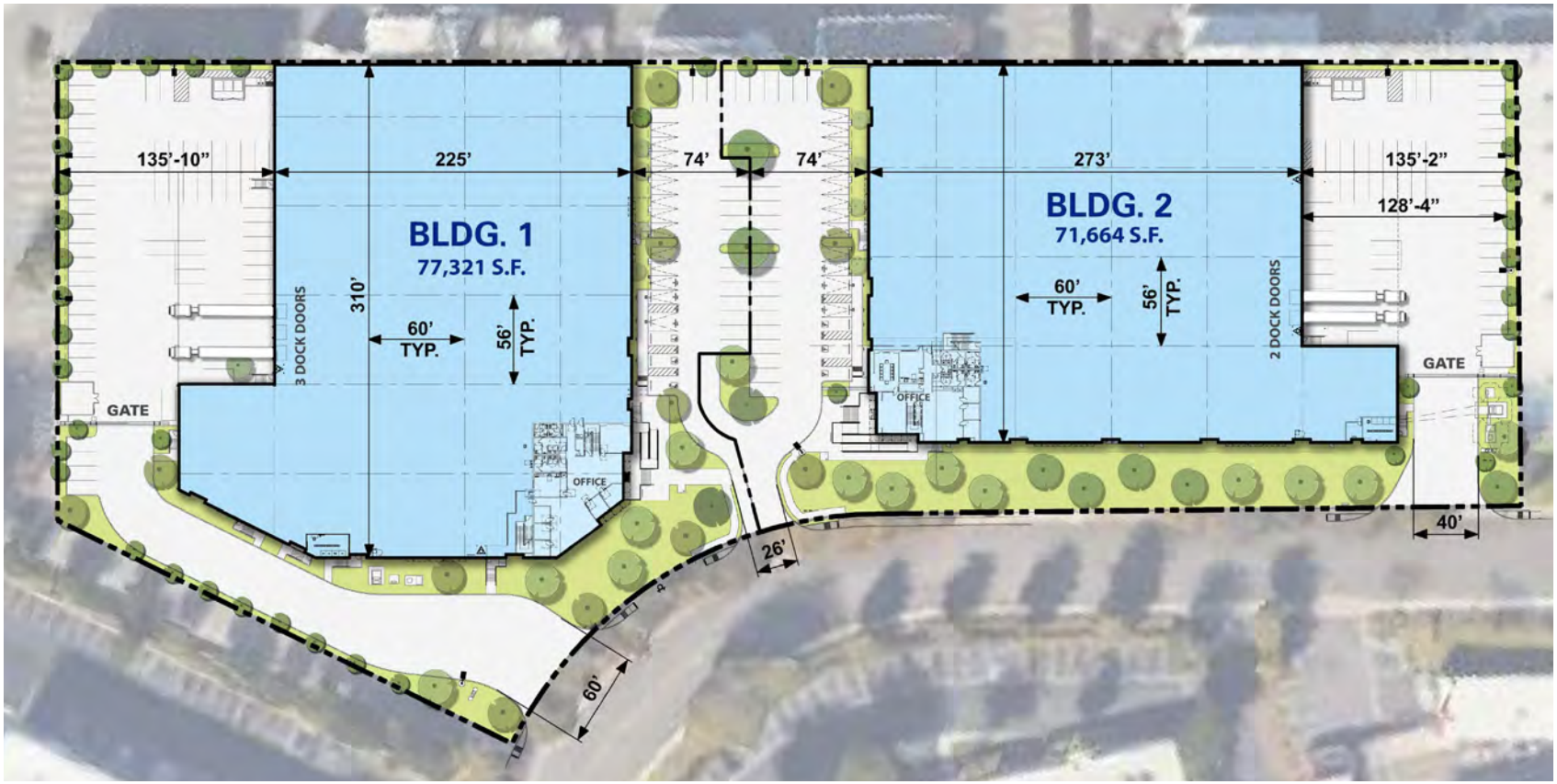


Site Plan


20' W FIRE LANE
8 DOCK DOORS
19 HUGHES
77,297 S.F.
20' W FIRE LANE
20' W FIRE LANE
23 HUGHES
71,640 S.F.
7 DOCK DOORS
20' W FIRE LANE
21 HUGHES

Additional Parking Concept - City Staff Approval Required

	PARKING STALLS	DOCK DOORS	ADDED STALLS
19 HUGHES	86	3	13
23 HUGHES	82	2	16

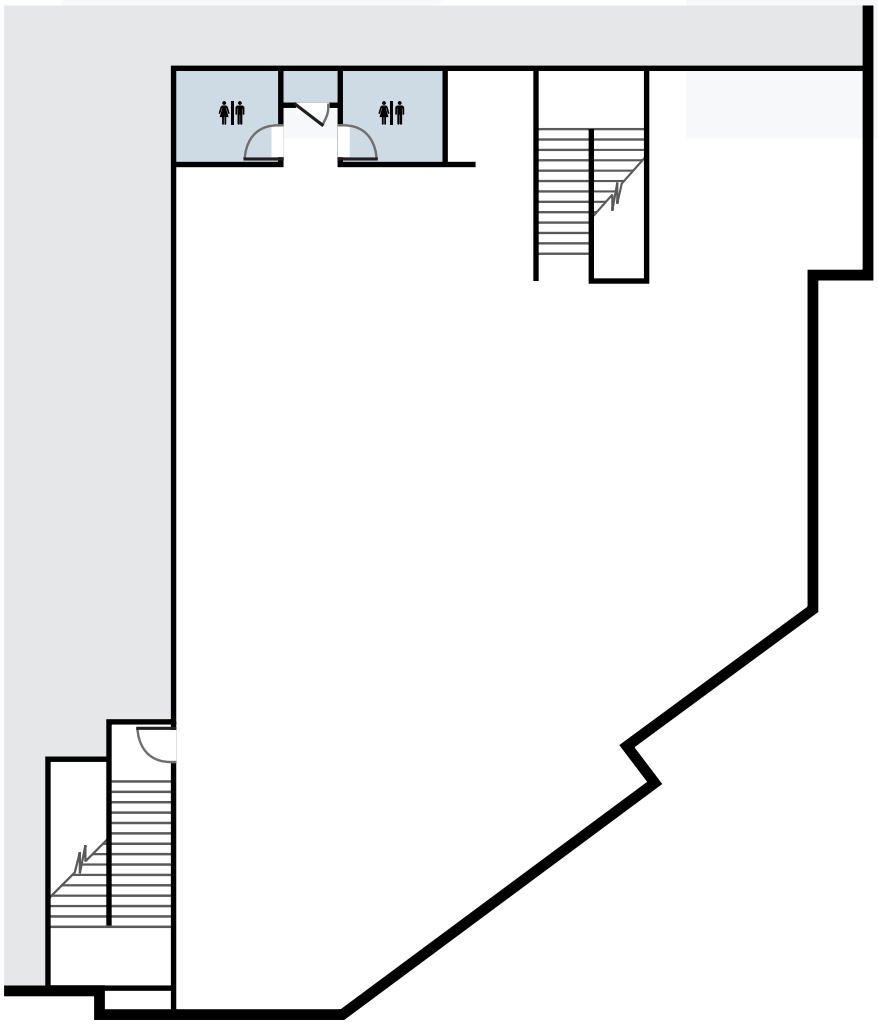


**Additional parking requires Staff Level Review by Traffic, and Public Works Department.*
Prospective buyers / tenants to verify use with Planning Department. Inquire for Irvine staff contact.

Office Plans

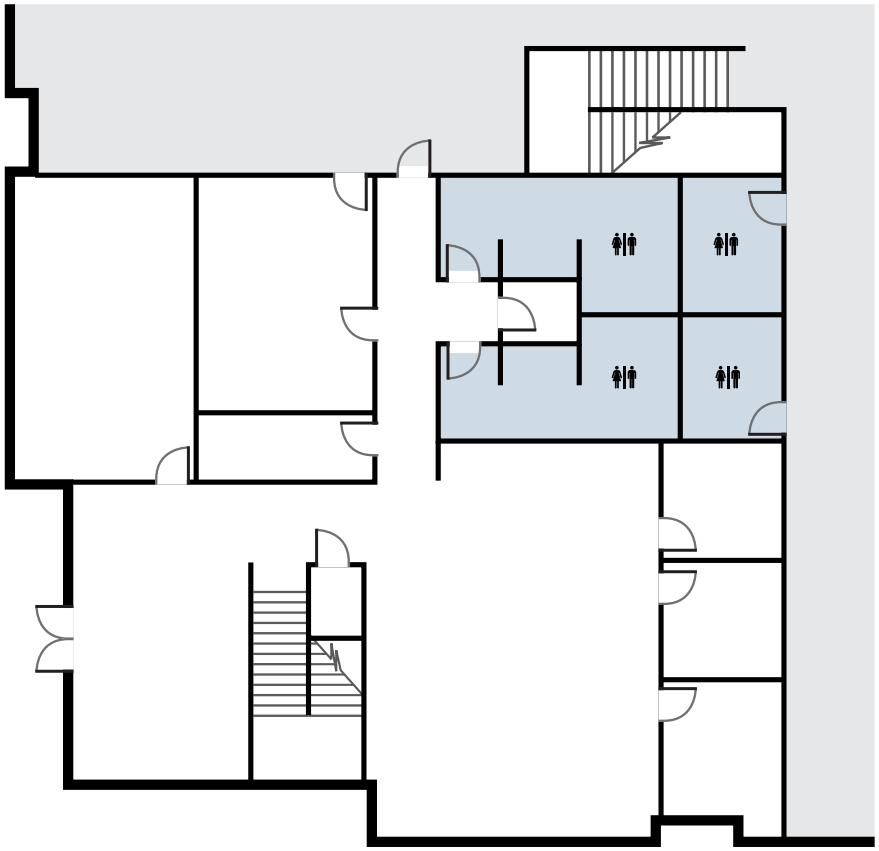
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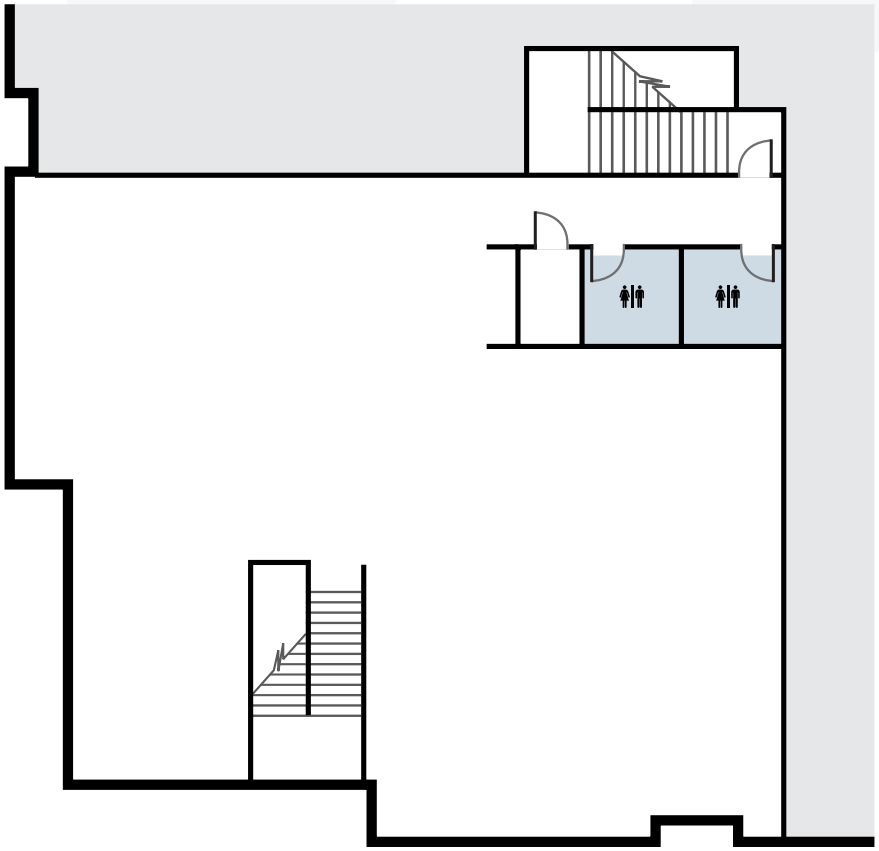




Office Plans

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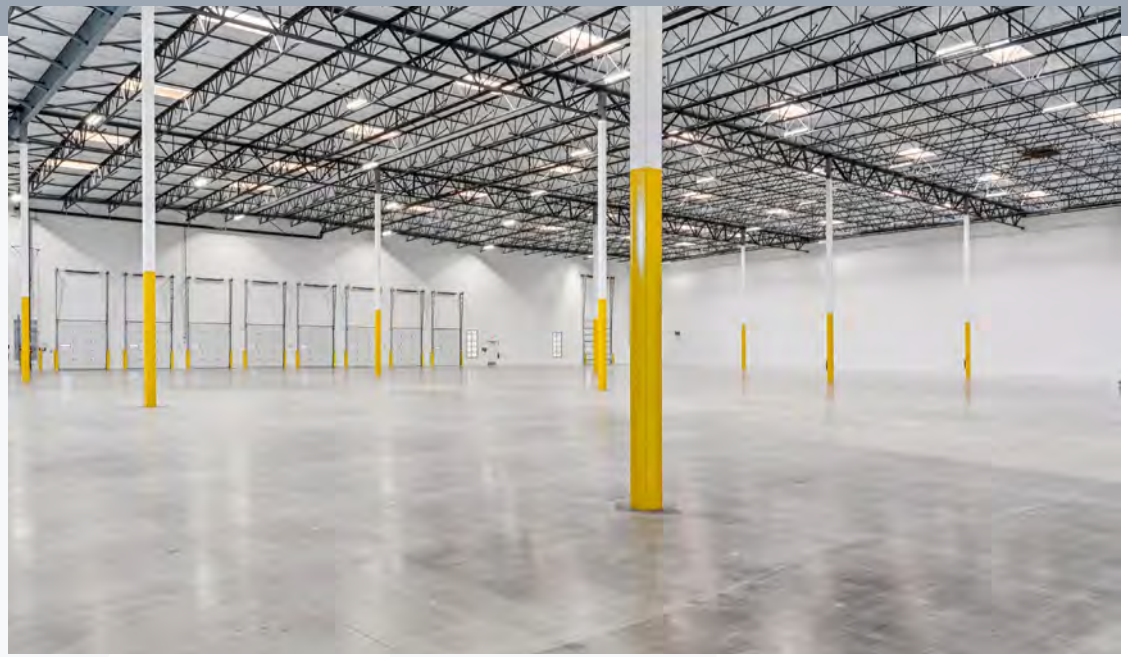


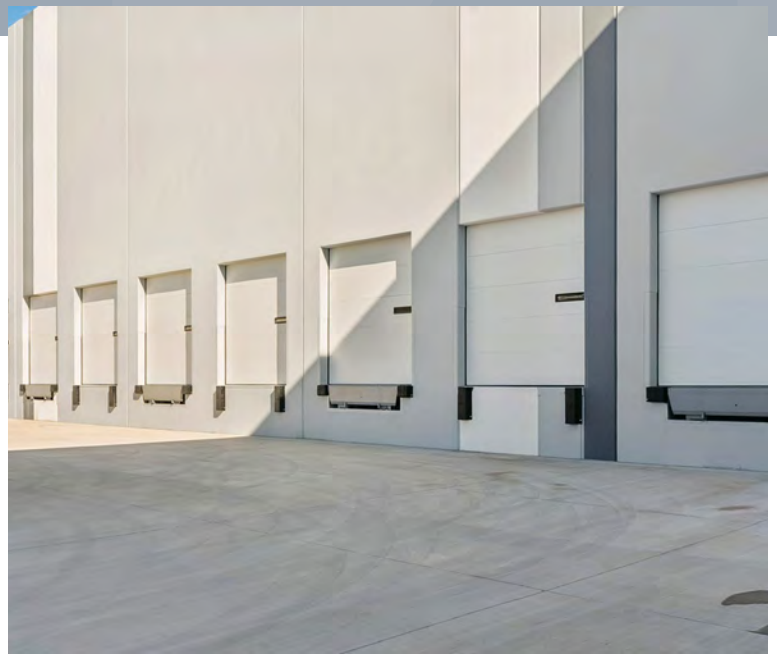


19 Hughes





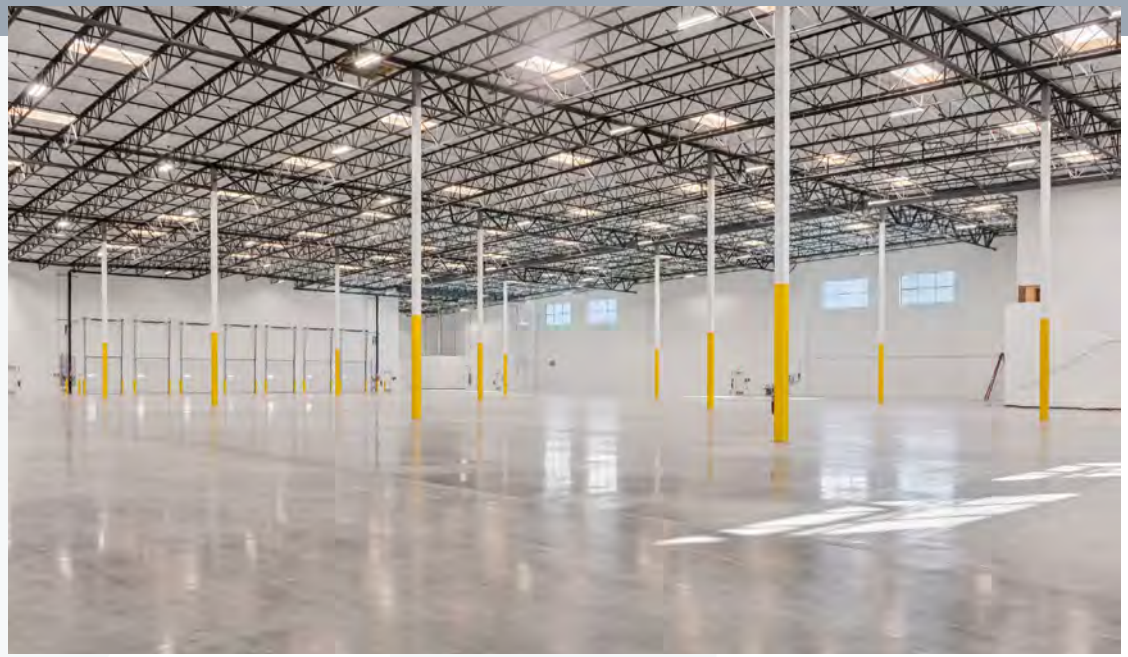




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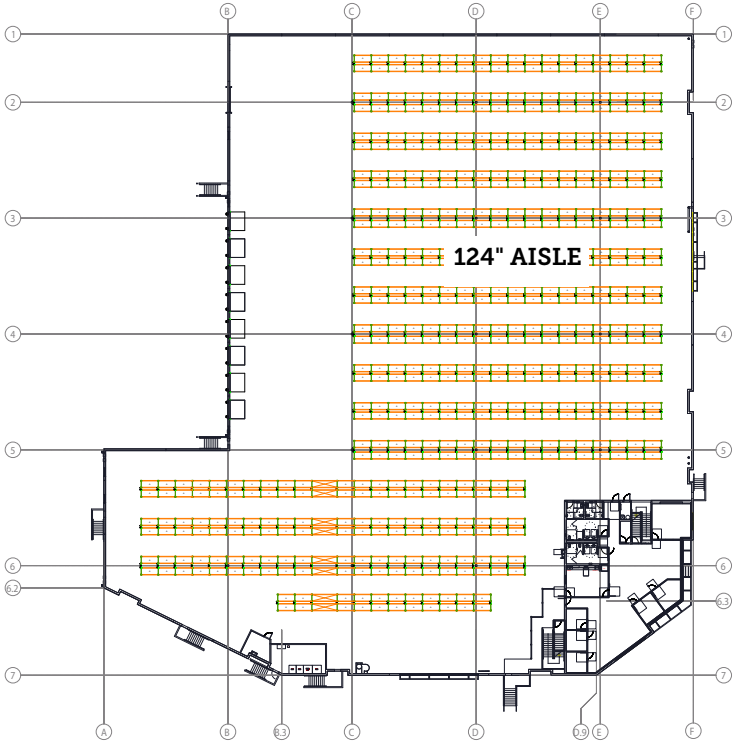


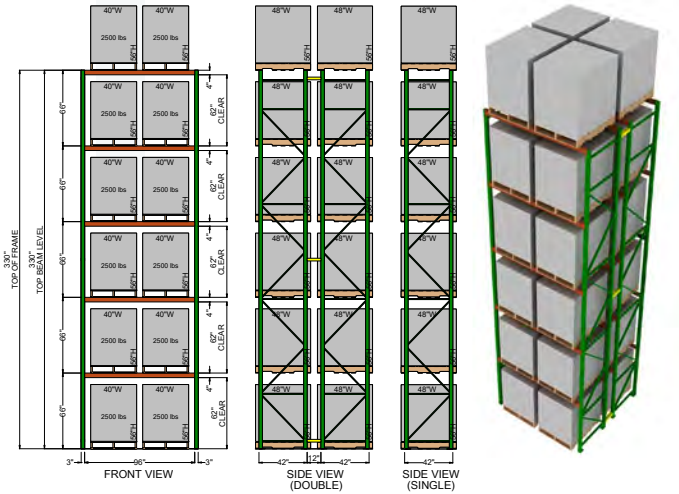




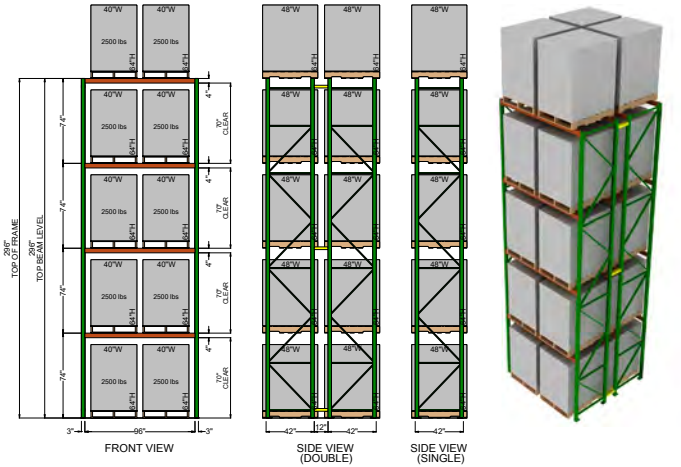
Racking Plans

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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

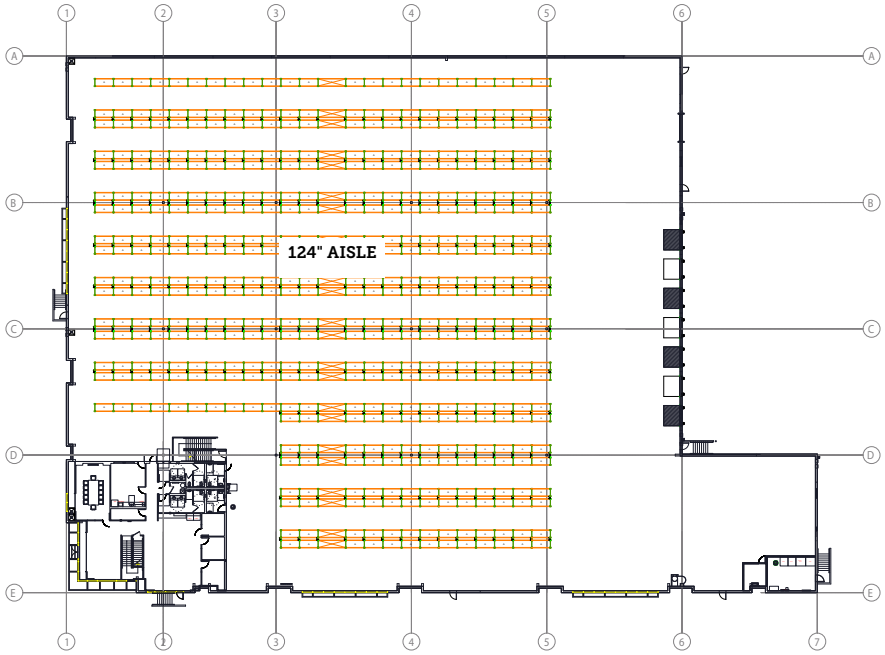
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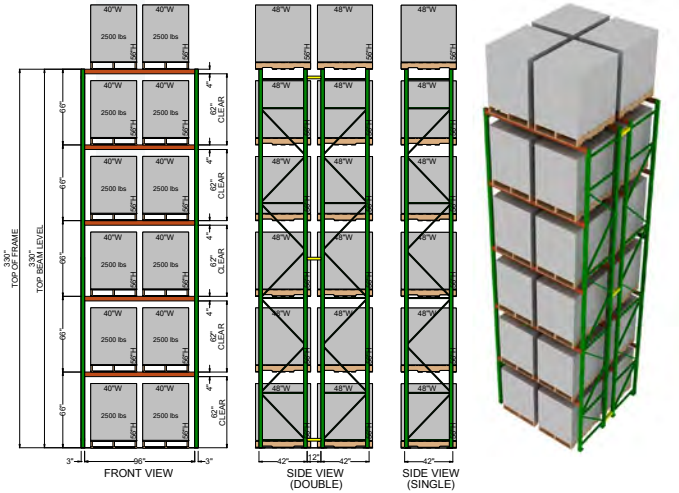
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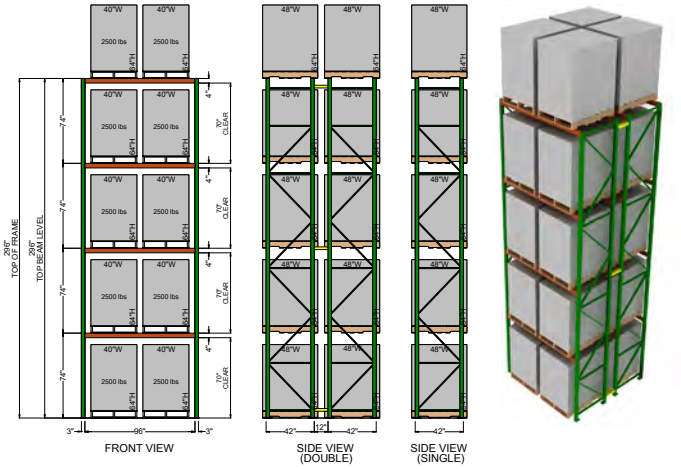
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Transportation Map



- **I-5 Freeway Access:** ±2 miles via Alton Parkway
- **Port of Los Angeles:** ±42 miles
- **Port of Long Beach:** ±42 miles
- **Ontario International Airport:** ±43 miles
- **Los Angeles International Airport:** ±50 miles

Access Map





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