

FOR LEASE

+8,957 SF (+6,873 sf warehouse with +2,084 sf of Two-Story Office Space)

Industrial – Showroom – Flex

34 Thomas | Irvine, CA | 92618



WITHIN 2 MILES OF SPECTRUM CENTER



Exclusively Listed

- Brokers:
- **Jonathan Bailey**
- 714.397.9475
- jb@investortrust.com
- **DRE LIC # 02244538**

Steve A. Abraham
949.673.5700
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PROPERTY OVERVIEW

LEASE RATE \$1.75 PSF NNN

NET CHARGES \$0.53 PSF

TOTAL BUILDING SF ± 8,957

WAREHOUSE SF ± 6,873

OFFICE SF ± 2,084

TOTAL LOT SIZE (SF/AC) ± 110,207 / 2.53

CLEAR HEIGHT 24' Min

1 GRD LEVEL DOOR 12' H x 11' W

YEAR BUILT 2020

PARKING ±2:1000 (±18 Spaces)

FULLY SPRINKLERED YES

POWER 400a / 480v
3 phase / 3 wire

The above information was obtained from reliable sources but is not guaranteed.



ALLOWABLE USES

Full Zoning

ZONING: 5.4

DESCRIPTION: General Industrial

PLANNING AREA: Irvine Spectrum 2

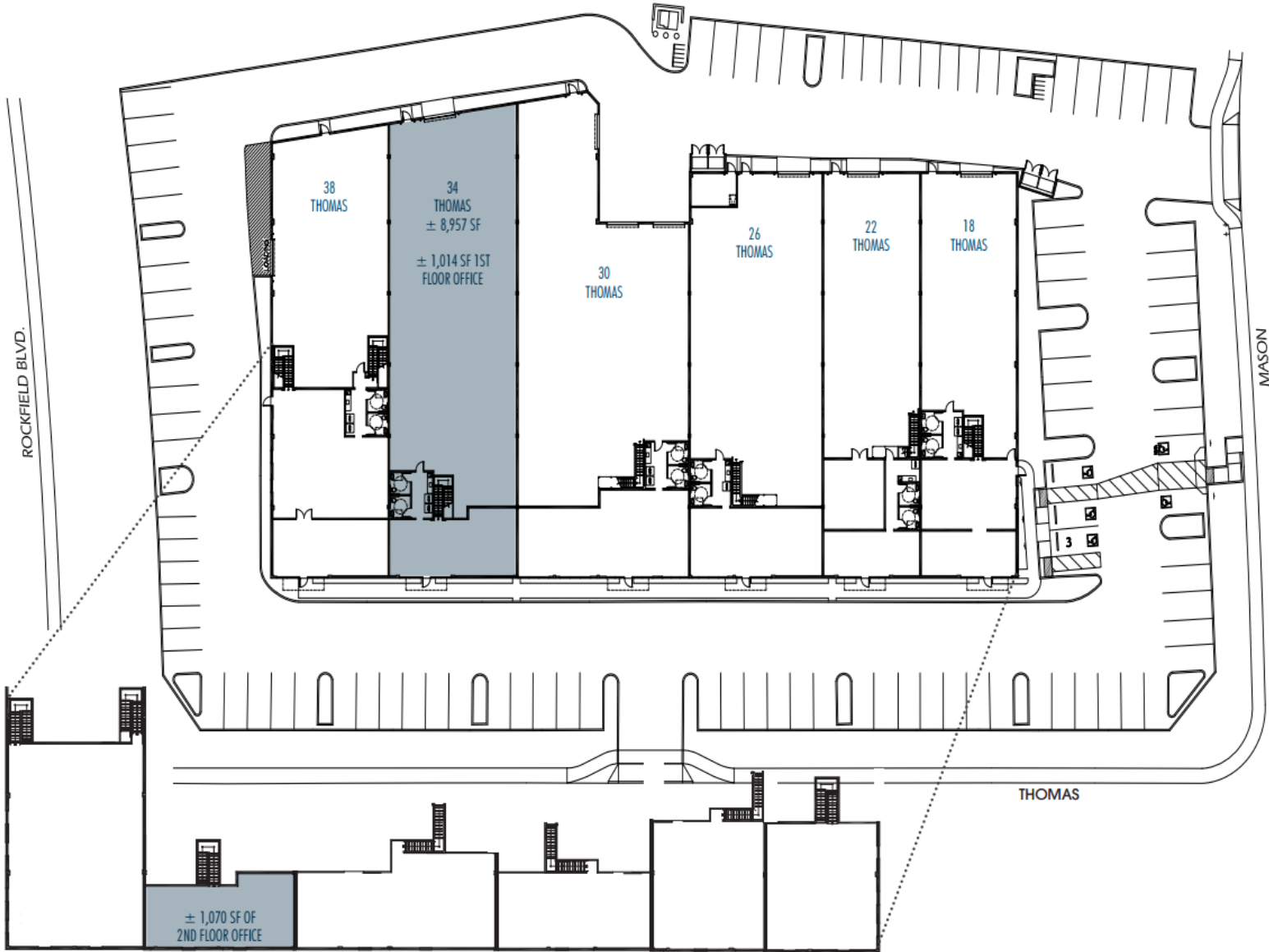
Permitted Uses

1. Accessory use.
2. Agriculture (interim use).
3. Alternative health care provider (permitted only in 5.4B).
4. Cannabis testing laboratory (not allowed within 600 feet of schools or residences).
5. Caretaker's quarters.
6. Domestic animal care facility. ⁸
7. Emergency shelter.
8. Industry, service.
9. Manufactured structure permit (up to two years).
10. Manufacturing, light. ²
11. Miniwarehouse.
12. Office, administrative, business, professional (permitted only in 5.4B). ²
13. Office, design professionals (permitted only in Planning Areas 12, 13, 32, 34, 35).
14. Office, headquarters. (permitted only in 5.4B). ²
15. Outdoor vendor.
16. Packing plant for agricultural products.
17. Park.
18. Public park facilities (only in public parks).
19. Pushcart.
20. Research and development. ²
21. Restaurant, fast food (except drive-thru). ⁷
22. Reverse vending machine.
23. Sexually oriented business.
24. Warehouse and sales outlet. ⁷ (Conditional Use in the 5.4A - Irvine Spectrum 5 (Planning Area 34).
25. Warehousing, storage and distribution. ²
26. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in [Section 2-37.5-3](#)).

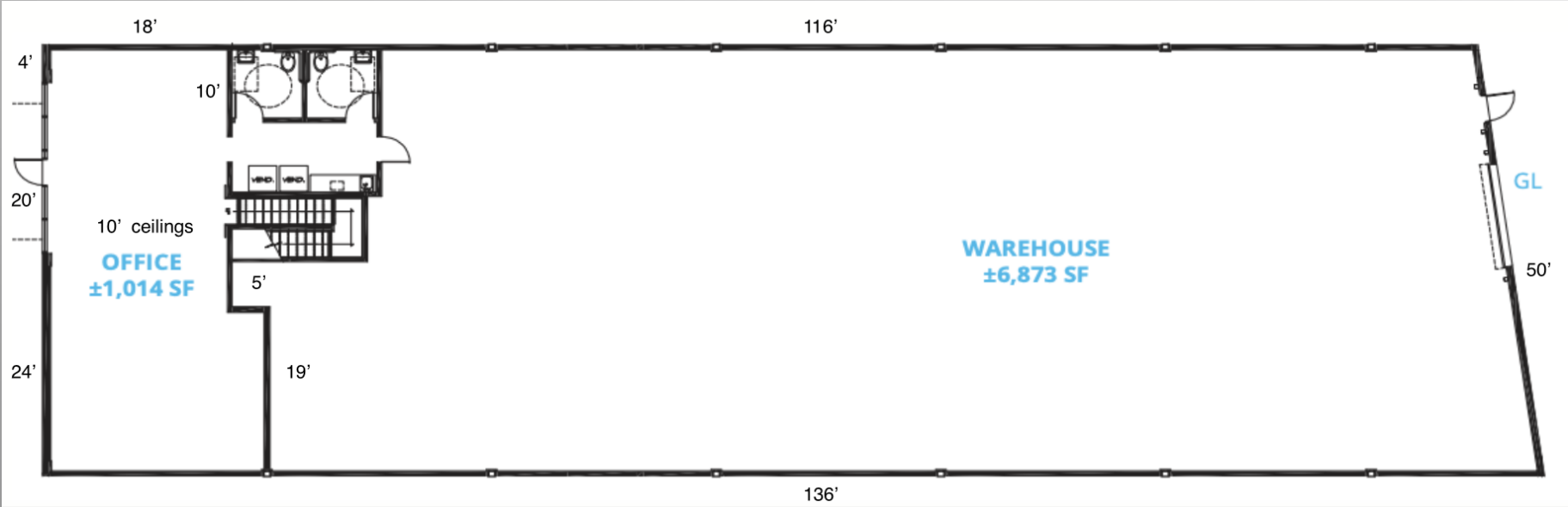
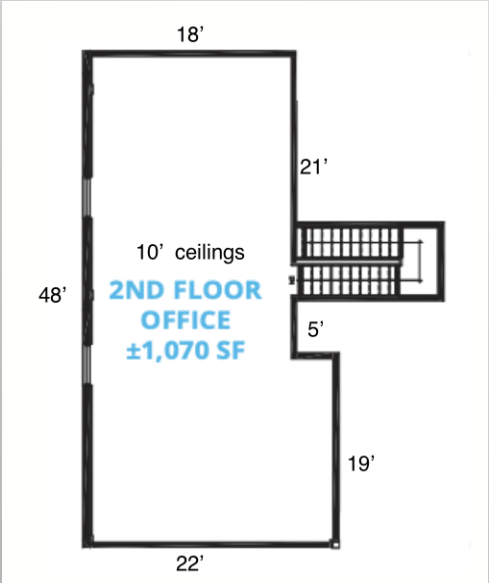




SITE PLAN – 34 Thomas | Irvine, CA | 92618



FLOOR PLAN – 34 Thomas | Irvine, CA | 92618



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