

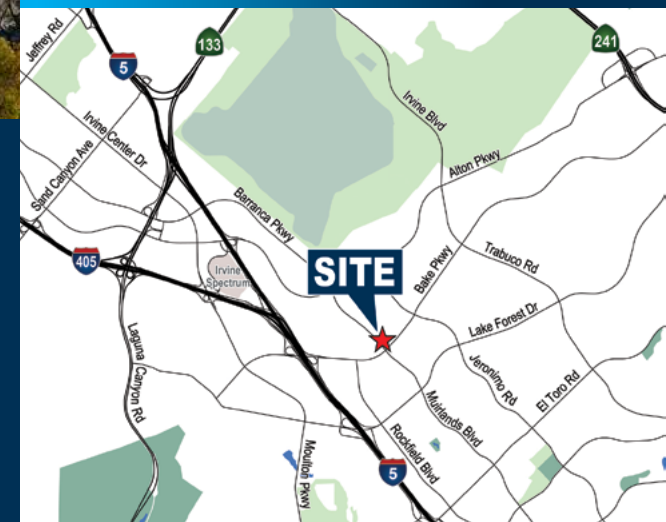
# FOR LEASE

**TRUCK COURT COMPLETED  
DRAMATIC OFFICE BUILDOUT COMPLETED**



**5 MARCONI  
IRVINE, CALIFORNIA**

**±177,607 SQ. FT.  
FREESTANDING MANUFACTURING/DISTRIBUTION BUILDING  
PREMIER IRVINE SPECTRUM CORNER LOCATION**



**MIKE HEFNER, SIOR**  
EXECUTIVE VICE PRESIDENT

**TRENT WALKER**  
EXECUTIVE VICE PRESIDENT

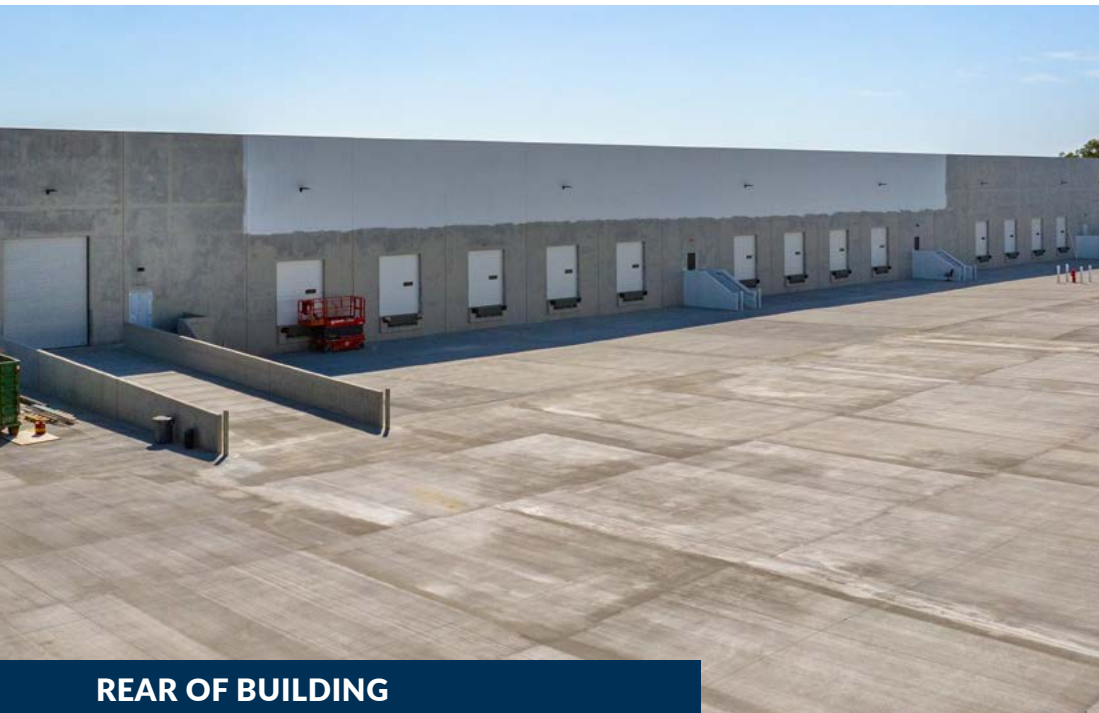
VOIT REAL ESTATE SERVICES  
2020 MAIN STREET, SUITE 100, IRVINE, CA 92614

[voitco.com](http://voitco.com)





FRONT OF BUILDING



REAR OF BUILDING

## PROPERTY FEATURES

- Premier Irvine Spectrum Corner Location (9.37 Acres)
- An approximate 177,607 Sq. Ft. Freestanding Manufacturing/Distribution Building
- Approximately 11,866 Sq. Ft. of Newly Constructed, High Image Single-Story Executive Offices
- Large Secured 182.5' All Concrete Truck Court
- Fourteen (14) Dock High Loading Positions w/ Mechanical Pit Levelers Rated to 35,000 Pounds (Expandable to 15)
- Two (2) Grade Level Ramps with 12'x15' 10" Grade Level Door
- 4,000 Amps, 277/480 Volts, 3-Phase, Well Distributed Power (Verify)
- 24' - 27' Warehouse Clearance
- ESFR Sprinkler System (K-17 Heads at 35 PSI)
- New Warehouse LED Lighting
- 176 Parking Spaces
- Shop Restrooms and Warehouse Office
- Column Spacing: 40'x60'
- Fully Seismic Retrofitted
- Drive Around Access
- New Concrete Entry Way

# Voit

REAL ESTATE SERVICES

2020 MAIN STREET | SUITE 100 | IRVINE, CALIFORNIA 92614 | 949.851.5100 | 949.261.9092 FAX

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## ALL NEW TRUCK COURT



# ***Voit***

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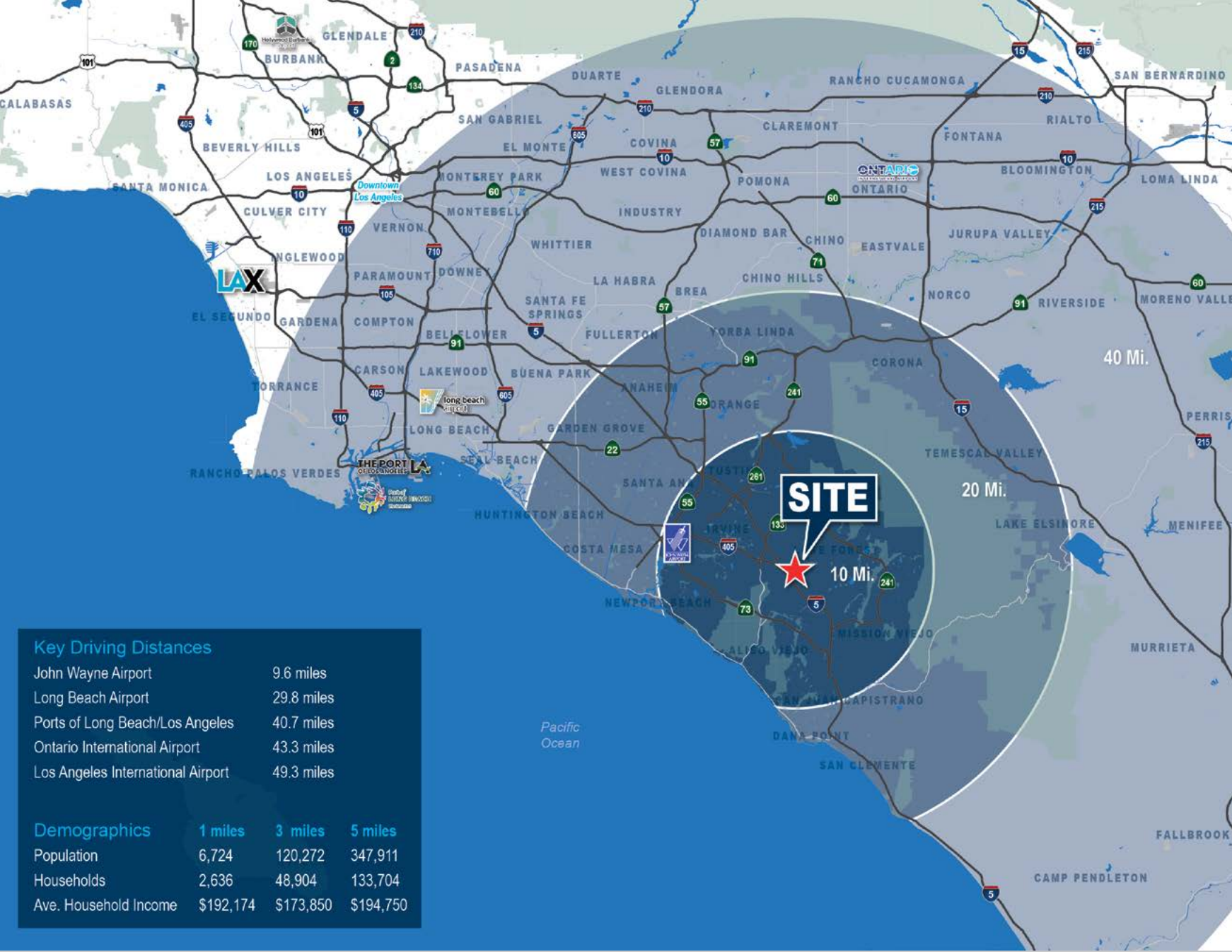
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## LOCATION

- Located in the 2,700 Acre Master Planned Business Park - Irvine Spectrum
- Home of Over 1,000 Companies Encompassing Over 20M Sq. Ft.
- Convenient Access to the Santa Ana (5) and San Diego (405) Freeways
- Close Proximity to the Orange County Airport and Convenient Access to Long Beach & Los Angeles International Airports
- Adjacent to an Abundance of Housing & Retail Amenities
- Close Proximity to a Highly Skilled Labor Force
- Strategic Access to the Ports of Long Beach & Los Angeles

**Key Driving Distances**

John Wayne Airport	9.6 miles
Long Beach Airport	29.8 miles
Ports of Long Beach/Los Angeles	40.7 miles
Ontario International Airport	43.3 miles
Los Angeles International Airport	49.3 miles

**Demographics**

	1 miles	3 miles	5 miles
Population	6,724	120,272	347,911
Households	2,636	48,904	133,704
Ave. Household Income	\$192,174	\$173,850	\$194,750

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