

RARE FREEWAY FRONTAGE
INDUSTRIAL OPPORTUNITY

9755

RESEARCH DRIVE
IRVINE SPECTRUM

FOR LEASE OR SALE

±78,578 SF
±5.16 ACRE SITE



CBRE

PROPERTY OVERVIEW / HIGHLIGHTS

High Image Corporate
Headquarters

±40,000 SF of Two
Story Office Space

Two Tenant
(Divisible) Building

Three (3) Ground Level &
Three (3) Dock High Doors

5.16 Acre Parcel
(35% Coverage)

Abundant Parking
(±215 Stalls)

Fully Fire Sprinklered
(.60 GPM/2,000 SF)

±2,000 amps, 277/480
volt (expandable)

LED Lighting

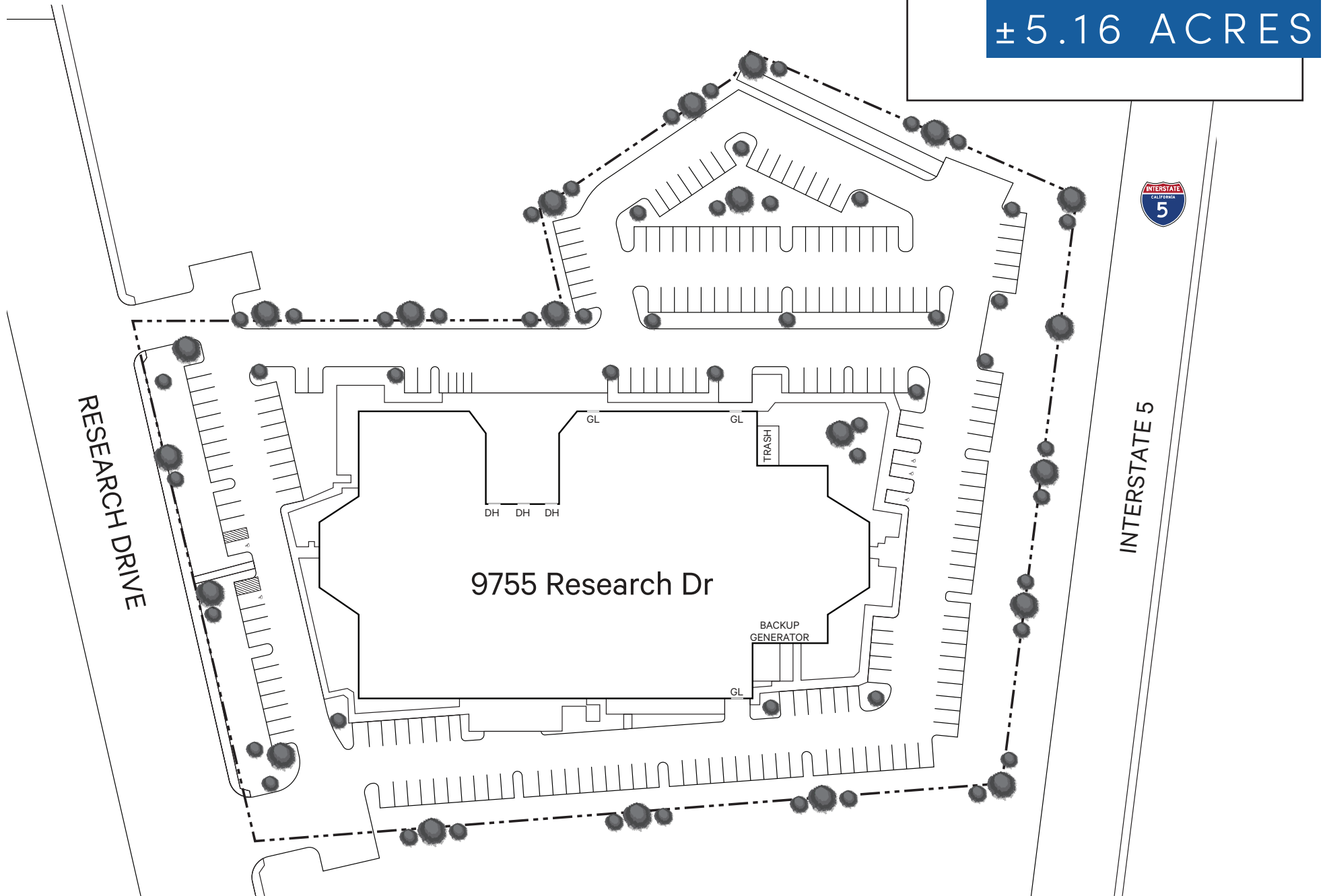
Elevator Served

- › Building Top Signage Visible on the 5/405 Freeway
- › 100% HVAC Potential
- › Clean rooms and Lab space Available
- › Dedicated High Clear (±24') Air Conditioned Warehouse Area (±3,000 SF)
- › In Rack Sprinkler System in Place
- › Back-up generator
- › Massive training room and kitchen area
- › Close Proximity to the Irvine Spectrum Center, Southern California's most Popular Entertainment and Shopping Destination
- › Immediate access to Interstate (5) Freeway via Bake Parkway Interchange or Lake Forest Drive



S I T E P L A N

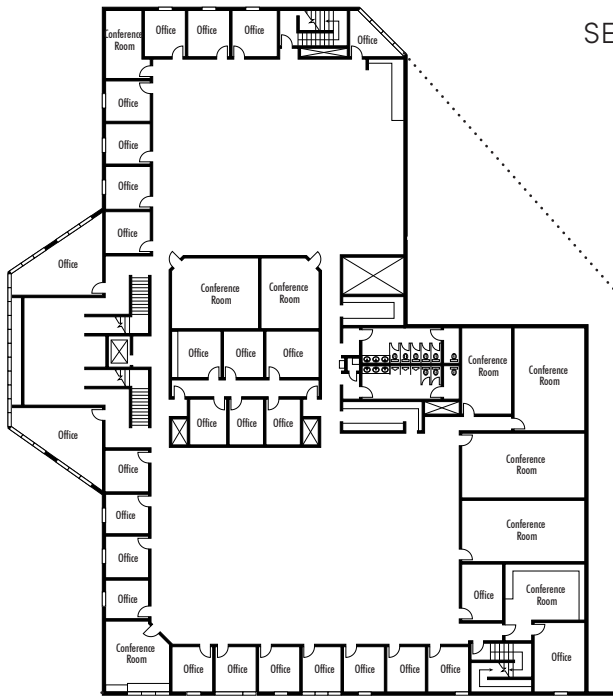
±5.16 ACRES



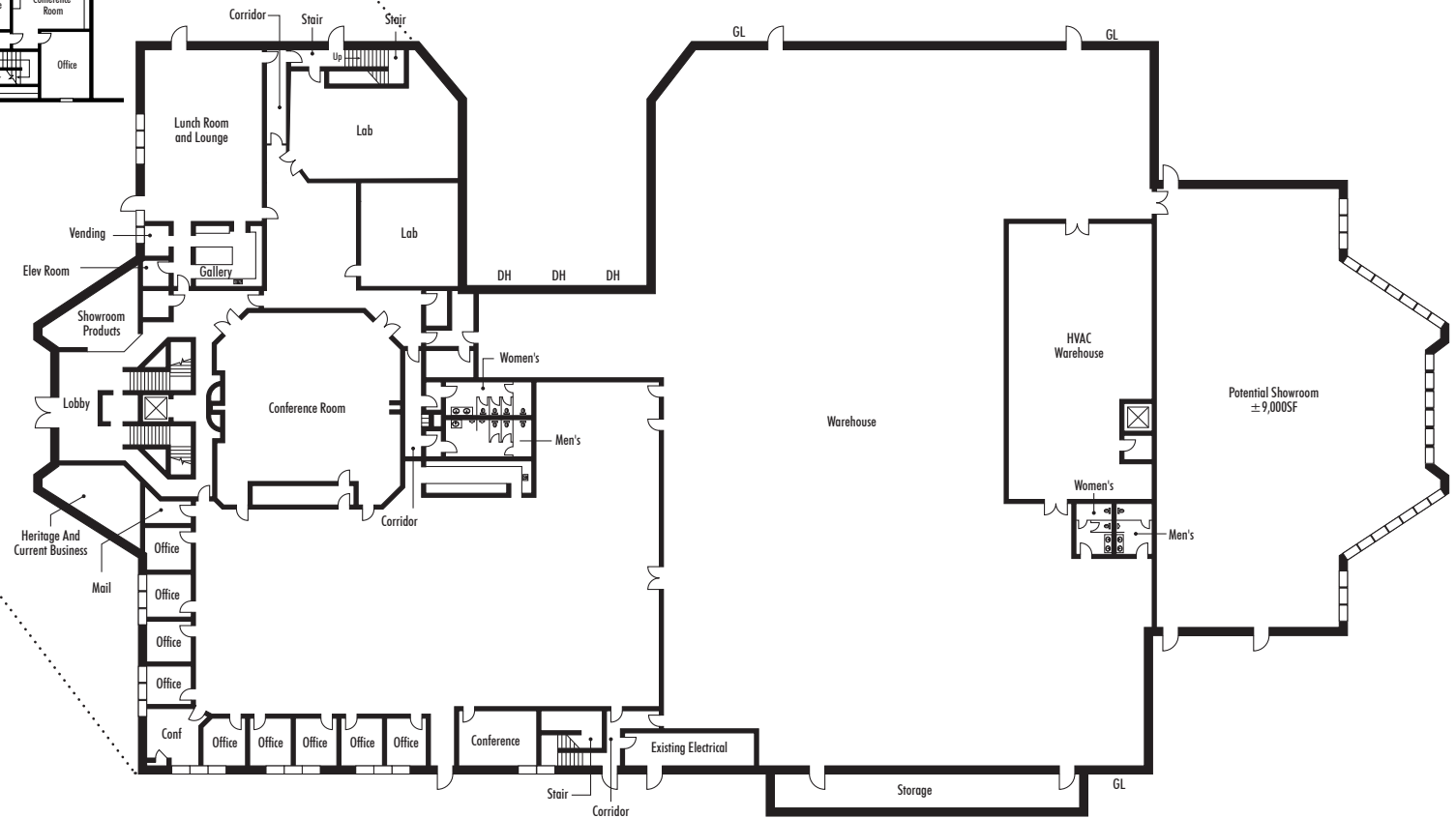
FLOOR PLAN

±78,578 SF

SECOND FLOOR



FIRST FLOOR



THE MARKET PLACE
WE'VE GOT IT ALL



ALTON
MARKETPLACE
IRVINE SPECTRUM



BAKE PARKWAY



RESEARCH DRIVE

9755

RESEARCH DRIVE
IRVINE SPECTRUM

R&D AREA



LAB AREA



CAFETERIA



TRUCK COURT



PRIVATE PATIO







CONTACTS

JEFF CARR

Senior Vice President
Lic. 01009600
+1 949 725 8631
jeff.carr@cbre.com

CAMERAN LINDEE

First Vice President
Lic. 01398131
+1 949 725 8653
cameran.lindee@cbre.com

JONATHAN CARR

Associate
Lic. 02217785
+1 949 725 8418
jonathan.carr@cbre.com

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