

# FOR LEASE

3 AUTRY | IRVINE, CALIFORNIA



**FULL  
REFURBISHMENT  
NEARING COMPLETION**

**±14,218 SQ. FT. FREESTANDING INDUSTRIAL BUILDING  
PREMIER IRVINE SPECTRUM LOCATION**

**MIKE VERNICK, CCIM, SIOR**  
SENIOR VICE PRESIDENT | 714.935.2354 | MVERNICK@VOITCO.COM

VOIT REAL ESTATE SERVICES  
2400 E. KATELLA AVE., SUITE 750, ANAHEIM, CA 92806

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

# PROPERTY FEATURES



Premier Irvine Spectrum Location



An approximate 14,218 Sq. Ft. Freestanding Industrial Building



Approximately 1,800 Sq. Ft. of Single-Story Executive Offices



Private Parking Area



Two (2) Grade Level Doors



Open Design with Modern Finishes



800 Amps, 120/208 Volts (Verify)



16' Min. Warehouse Clearance with New Motion Sensor LED Lighting



Signage Possible Along Blake Parkway



±23 Parking Spaces



Two (2) Restrooms



Immediate 5, 405 & 133 Freeway Access



Natural Gas Service

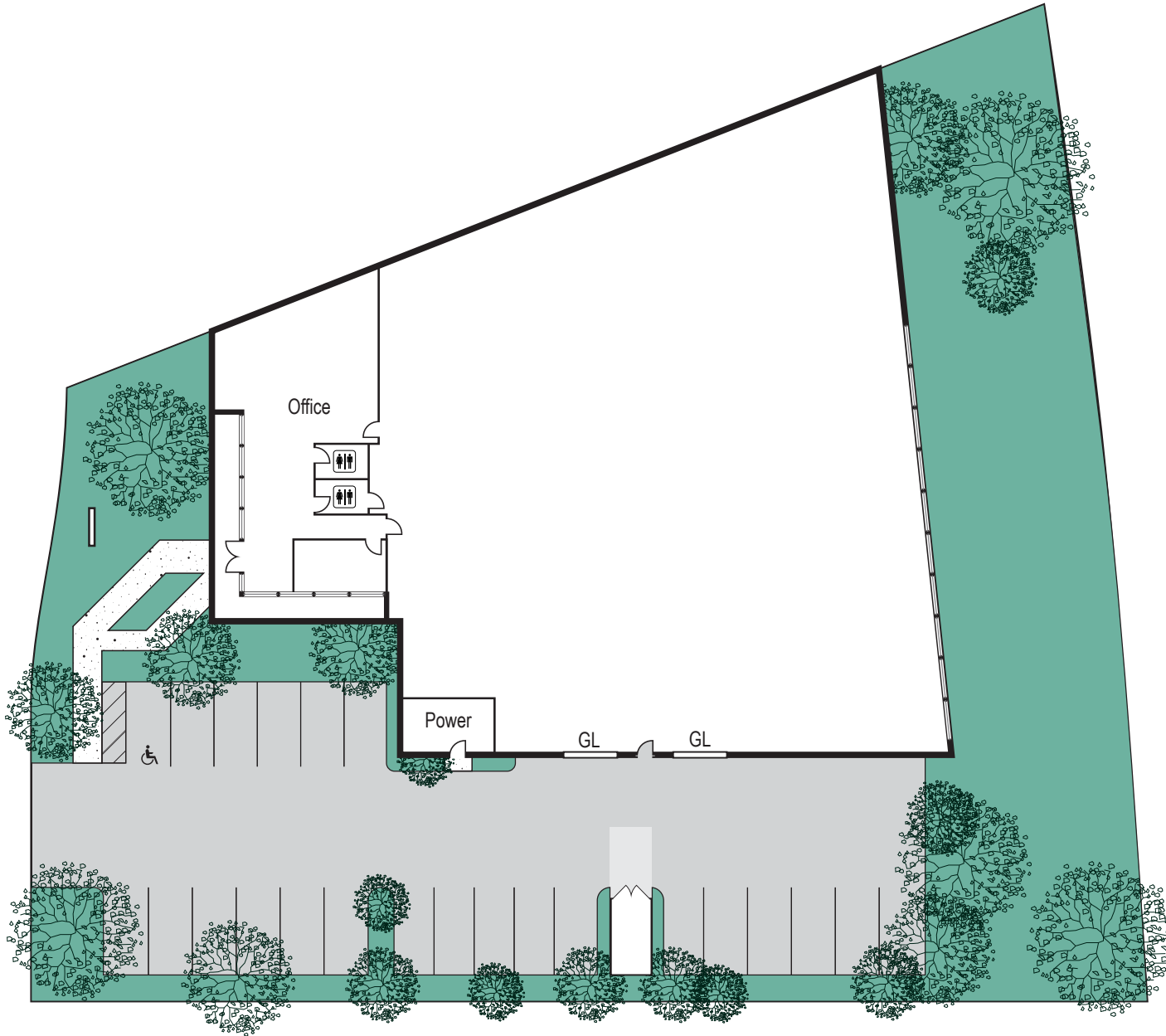


Recent Refurbishments Include:



- New Roof
- New Restrooms
- New Warehouse Lighting
- New Asphalt
- New Paint
- New Landscaping

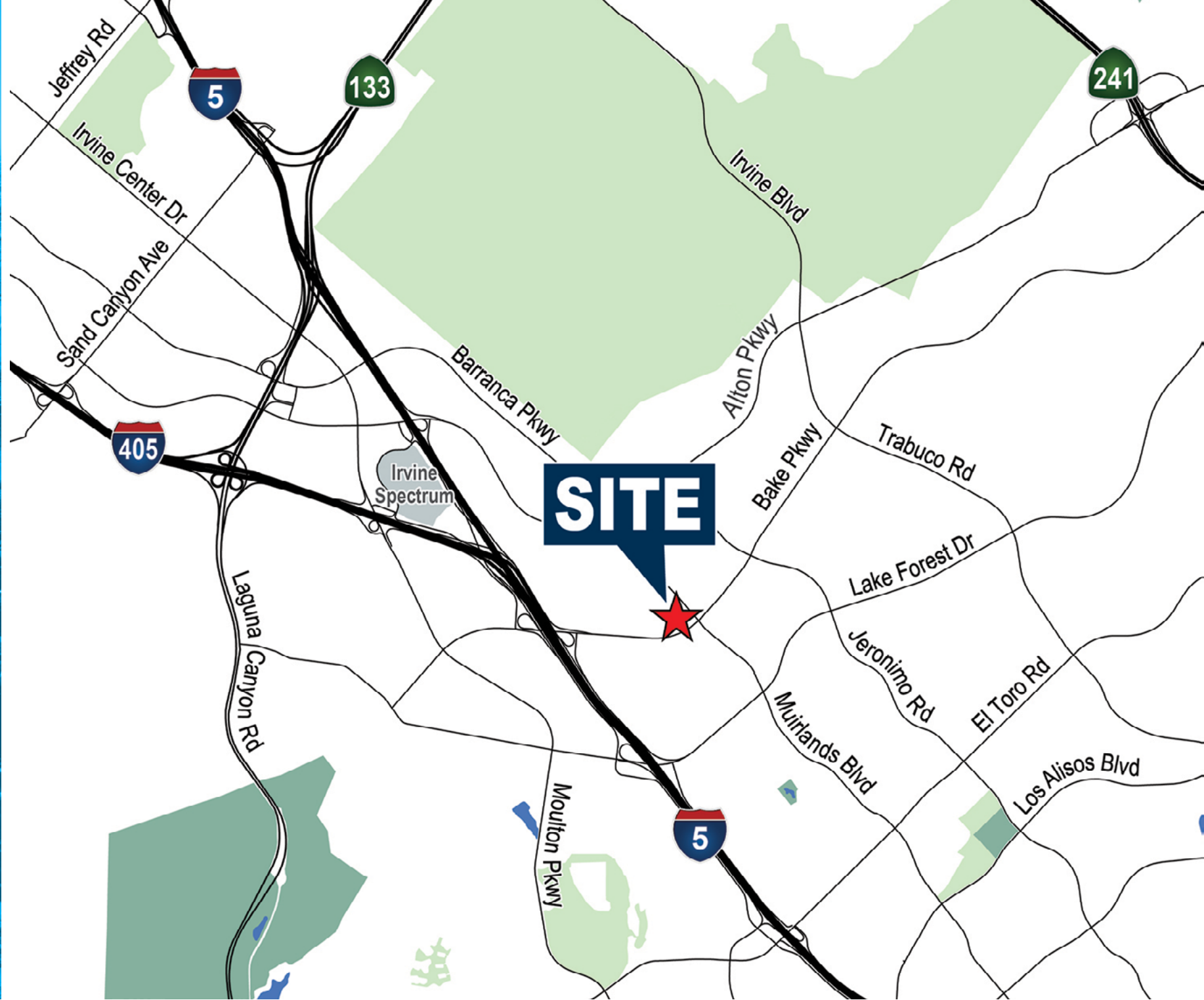
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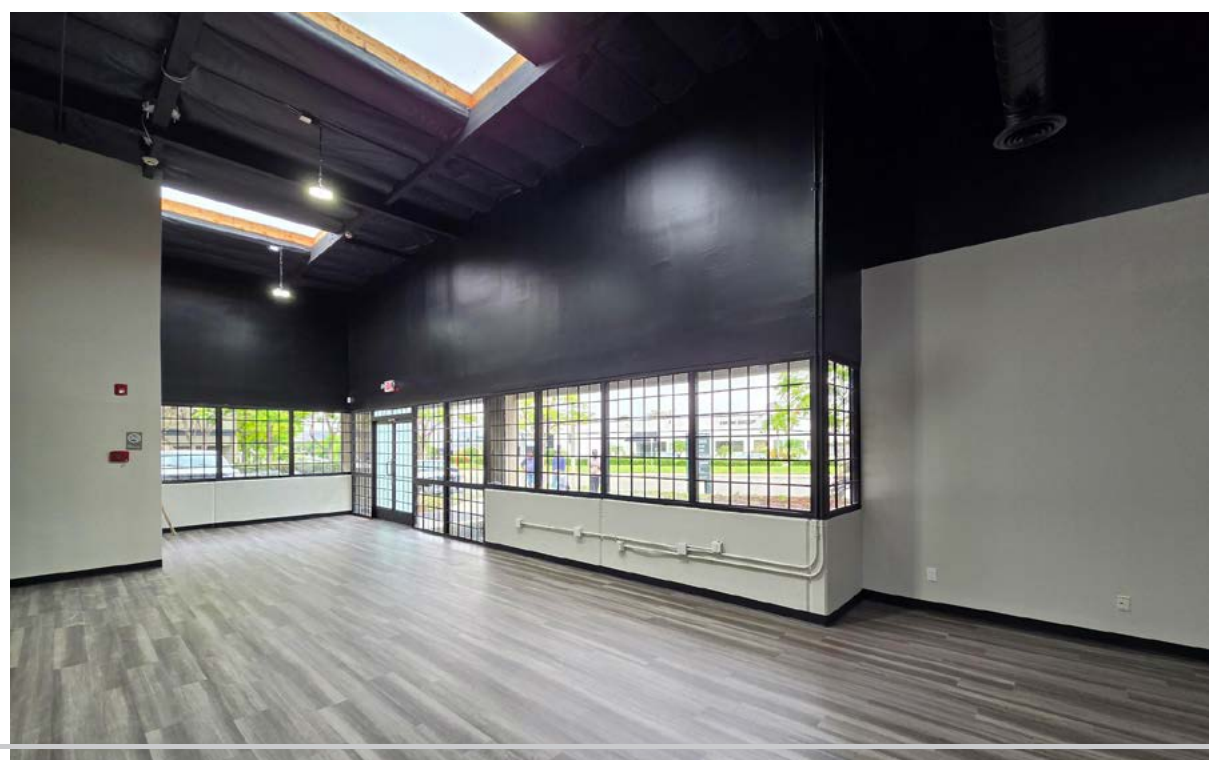


\*Site plan not to scale.

# SITE PLAN

FOR LEASE





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**Voit**

REAL ESTATE SERVICES



**HEFNER  
VERNICK  
TEAM**

**MIKE VERNICK, CCIM, SIOR**  
SENIOR VICE PRESIDENT

714.935.2354  
mvernick@voitco.com

Lic. #01420885

2400 E. KATELLA AVENUE | SUITE 750 | ANAHEIM, CALIFORNIA 92806 | 714.978.7880 | 714.978.9431 FAX

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