



For Sublease

9750 Irvine Blvd

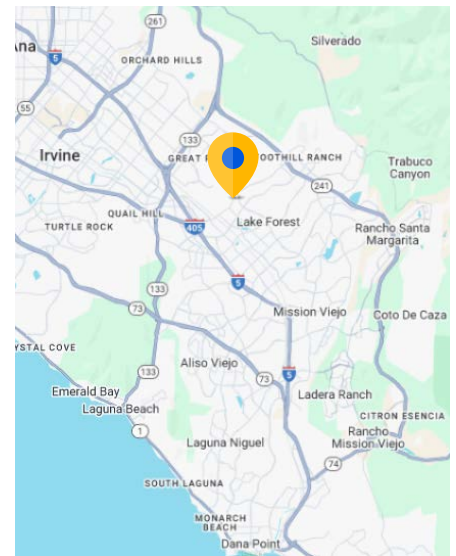
Irvine, CA 92618

Overview

Premises:	28,626 SF
Suite:	105
Term:	Through June 2027
Available	30 Days
Rental Rate:	\$1.30 PSF NNN
Dock High:	Four (4) + Ramp
Clear Height:	24'
Sprinklers:	ESFR
Parking:	Ample free surface parking

Space Specs

- High Pile Combustible Storage Permit
- 19' rack height, 6'9" aisle width
- Each rack level can fit 3 standard 48" x 40" pallets, with 22 bays in the Aisle
- Top rack level has a maximum height of between 50"-60" depending on placement of sprinkler pipes and lighting
- Middle rack level has maximum height of 39"
- Lower rack level has maximum height of 45"
- Abundant outdoor areas, common cafeteria on site, close to restaurants and retail
- Immediate 5, 405 and 133 freeway access



For more information:

JP Roach

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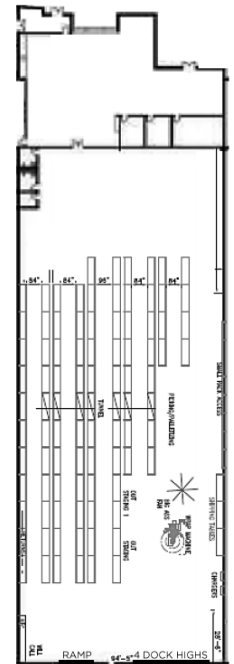
620 Newport Center Dr, Suite 500
Newport Beach, CA 92660

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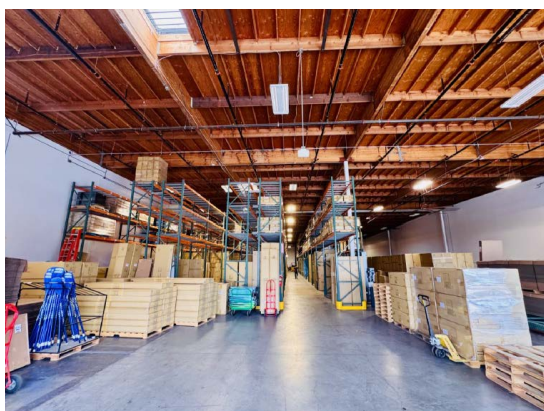
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