

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

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

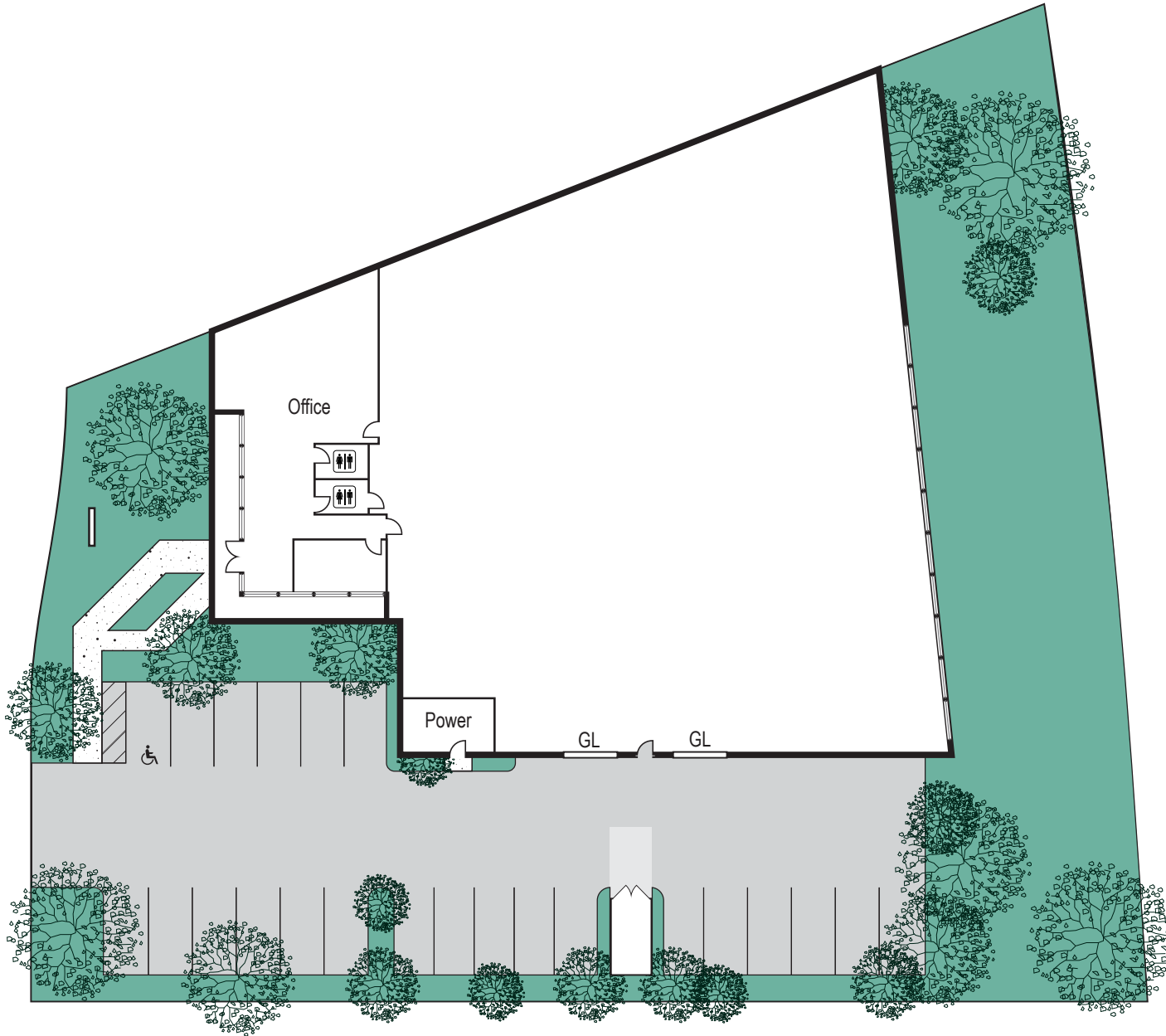


Recent Refurbishments Include:



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

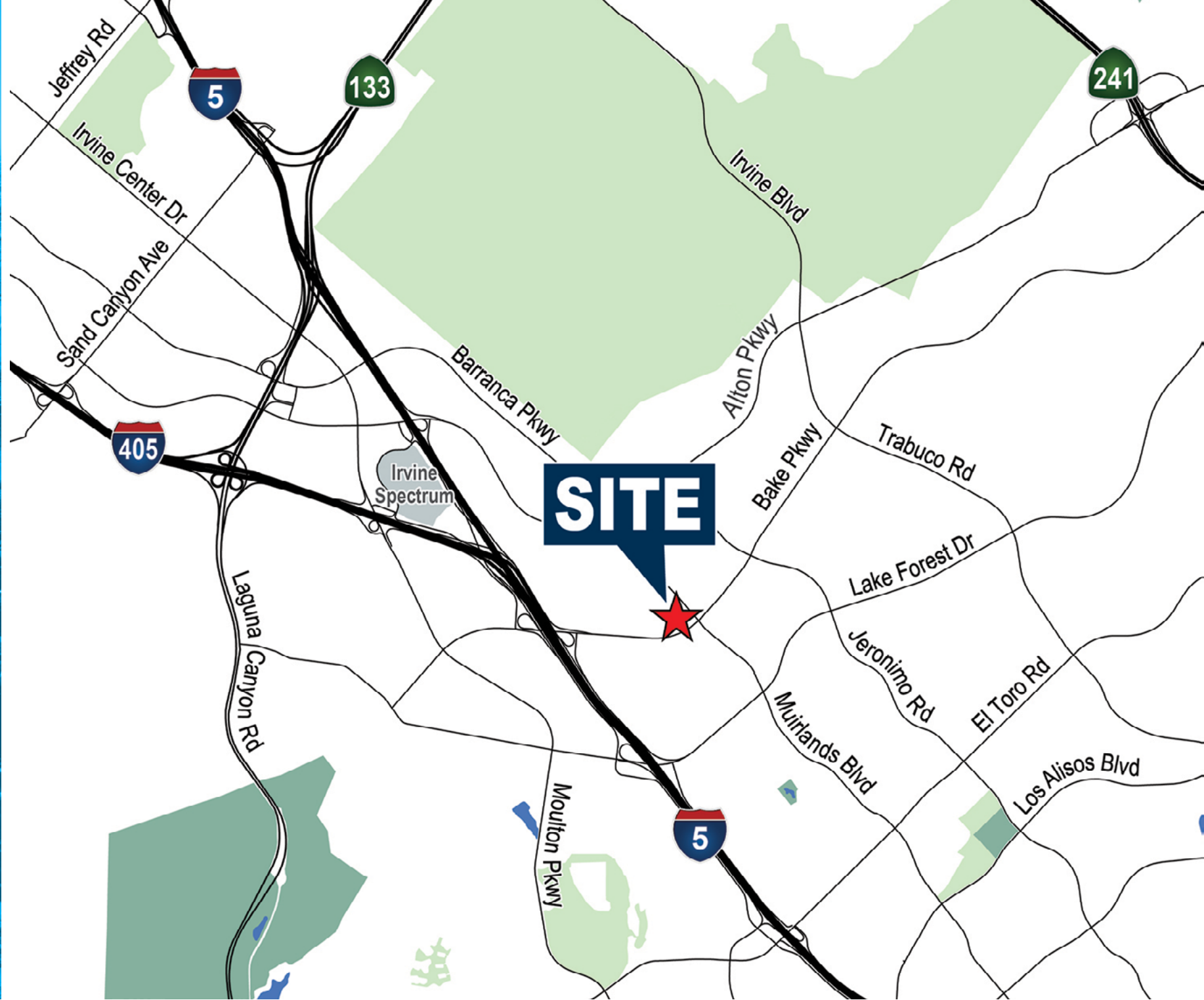
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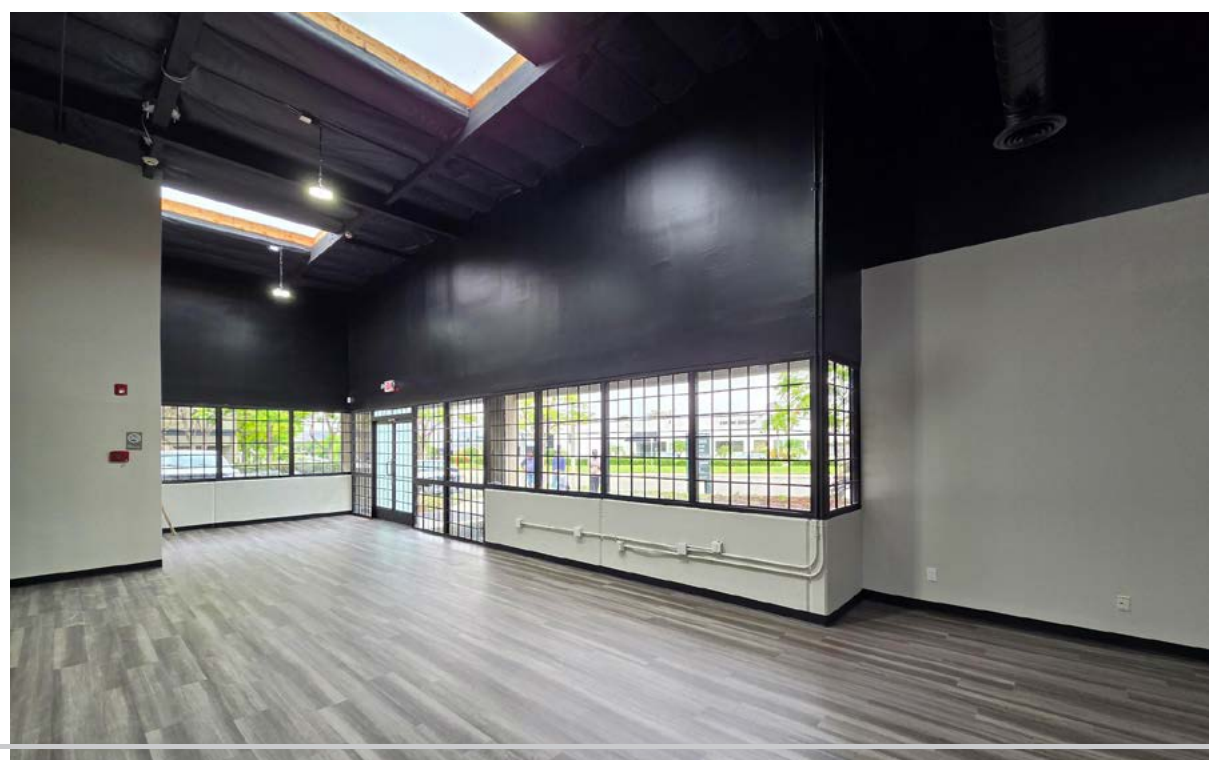


*Site plan not to scale.

SITE PLAN

FOR LEASE





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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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