

FOR LEASE

FIVE MARCONI | IRVINE, CALIFORNIA



**RARE 182'
TRUCK COURT
NOW COMPLETE**

**DRAMATIC
OFFICE BUILD OUT
NOW COMPLETE**

±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

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 w/ 32 Trailer Storage Positions



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



2,000 Amps, 277/480 Volts, 3-Phase, Well Distributed Power (Expandable)



24' - 29'1" Warehouse Clearance



ESFR Sprinkler System (K-17 Heads at 35 PSI; High Pile Storage Design)



New Warehouse LED Lighting (Motion Activated)



176 Parking Spaces (Expandable to 2:1,000 Sq. Ft.)



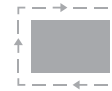
Shop Restrooms and Warehouse Office



Column Spacing: 40'x60'



Fully Seismic Retrofitted



Drive Around Access

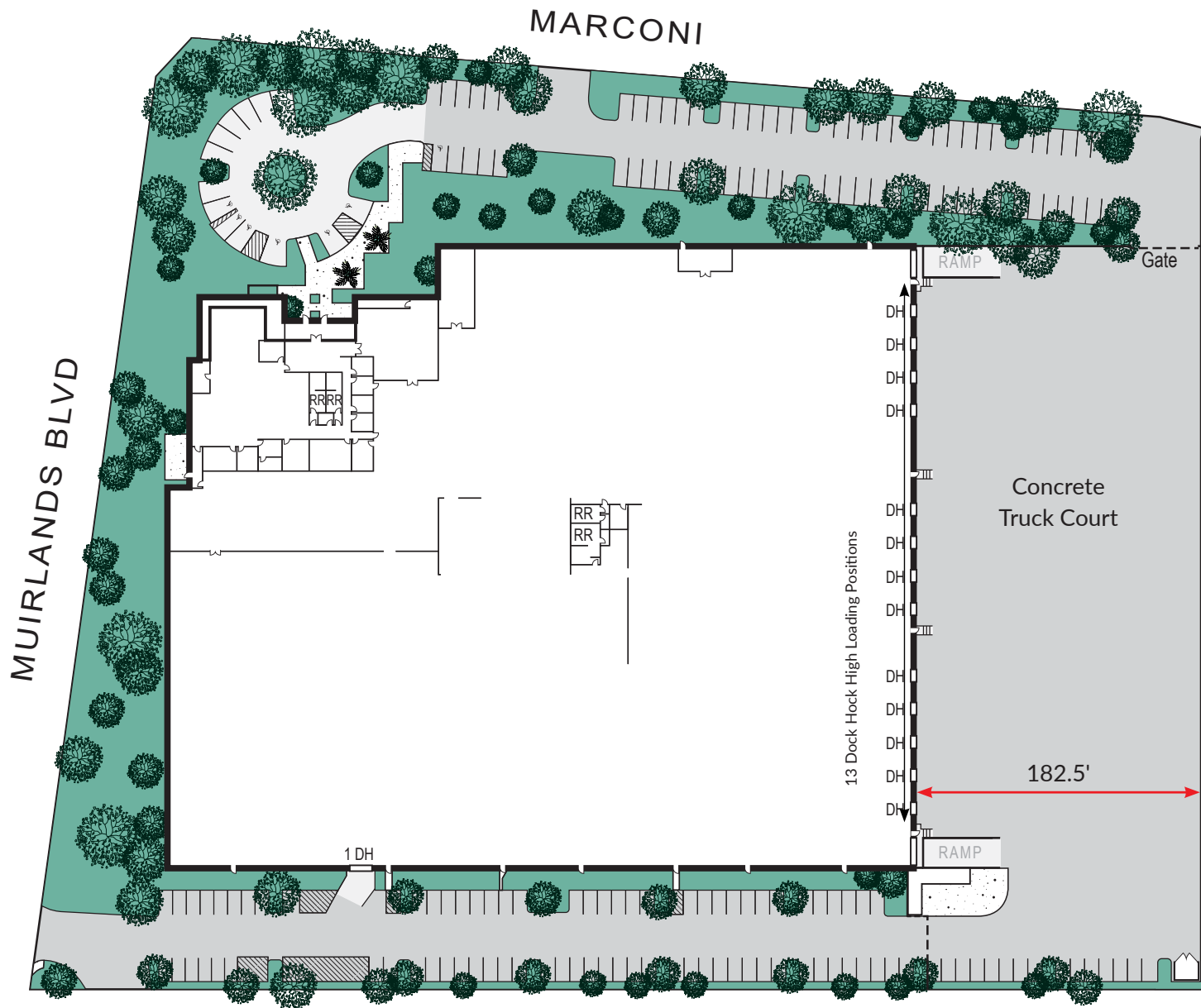


New Concrete Entry Way





*Image has been digitally modified. The depiction is for visualization purposes only and may not reflect actual property conditions. Original image available upon request.



*Site plan not to scale.

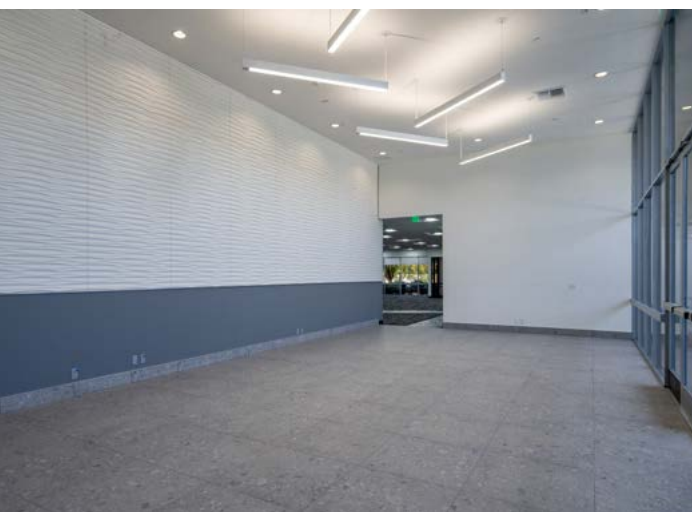
SITE PLAN

FOR LEASE

PROPERTY PHOTOS



FOR LEASE



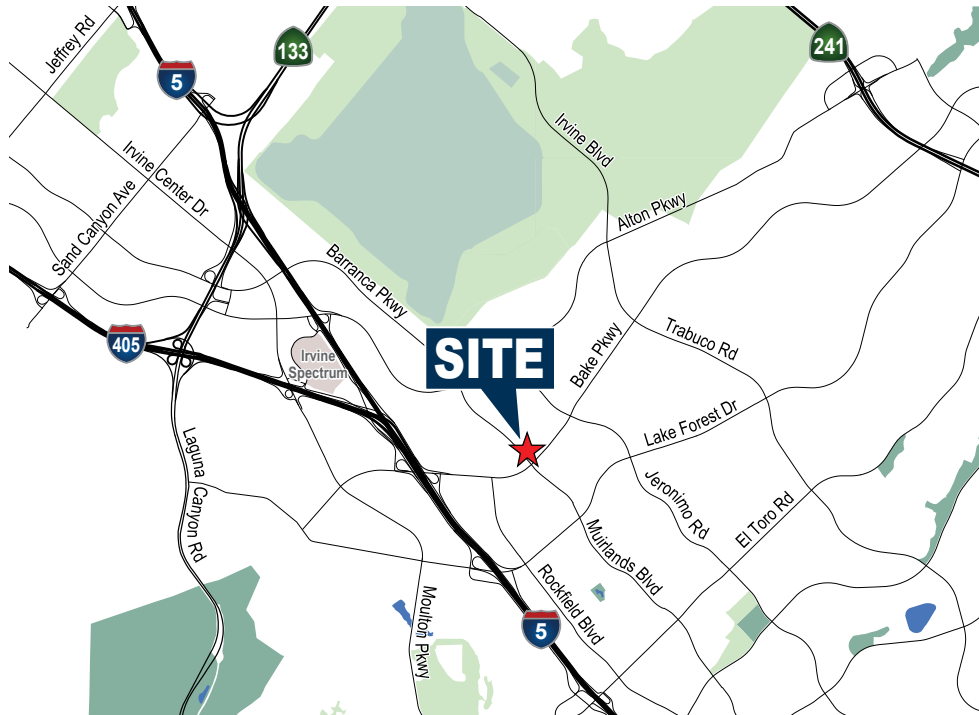




PROPERTY LOCATION

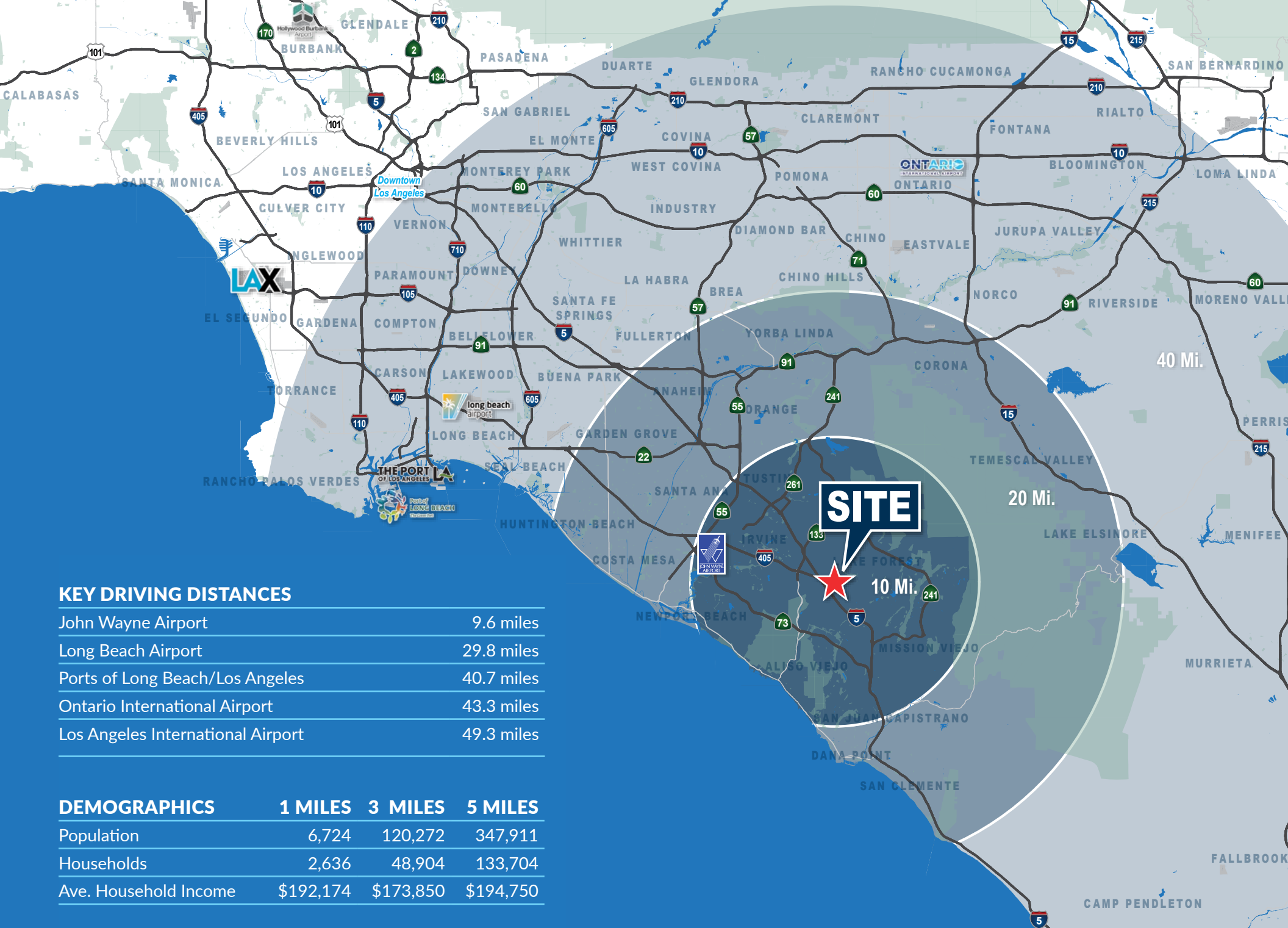


*Image has been digitally modified. The depiction is for visualization purposes only and may not reflect actual property conditions. Original image available upon request.



- 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

FOR LEASE



FOR LEASE

FIVE MARCONI | IRVINE, CALIFORNIA



ALL NEW TRUCK COURT

Voit

REAL ESTATE SERVICES

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

MIKE HEFNER, SIOR
EXECUTIVE VICE PRESIDENT

714.935.2331
mhefner@voitco.com
Lic. #00857352

TRENT WALKER
EXECUTIVE VICE PRESIDENT

949.263.5342
twalker@voitco.com
Lic. #00964476

Licensed as a Real Estate Broker and Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

voitco.com