

FOR LEASE



±200,648 SQ. FT. FREESTANDING MANUFACTURING/DISTRIBUTION BUILDING

5 MARCONI
IRVINE, CALIFORNIA

Voit

REAL ESTATE SERVICES

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

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PROPERTY FEATURES

- An approximate 200,648 Sq. Ft. Freestanding Manufacturing/ Distribution Building
- Approximately 12,344 Sq. Ft. of High Image Executive Offices, Bull Pen Areas & Conference Rooms
- Approximately 7,267 Sq. Ft. of Shop Offices, Shop Restrooms and an Employee Lunch Room
- Lot Size: ±9.374 Acres
- 285 Parking Spaces
- Large Fenced Yard
- 24' Minimum Clearance
- 2,000 Amps, 277/480 Volts, 3-Phase, Well Distributed (verify)
- Fire Sprinklered (.21/3000 GPM)
- Four (4) Truckwells with Load Levelers, One (1) Dock High Loading Position
- Three (3) Ground Level Doors
- Column Spacing: 40'x60'
- Fully Seismic Retrofitted



SITE MAP



REAR OF BUILDING



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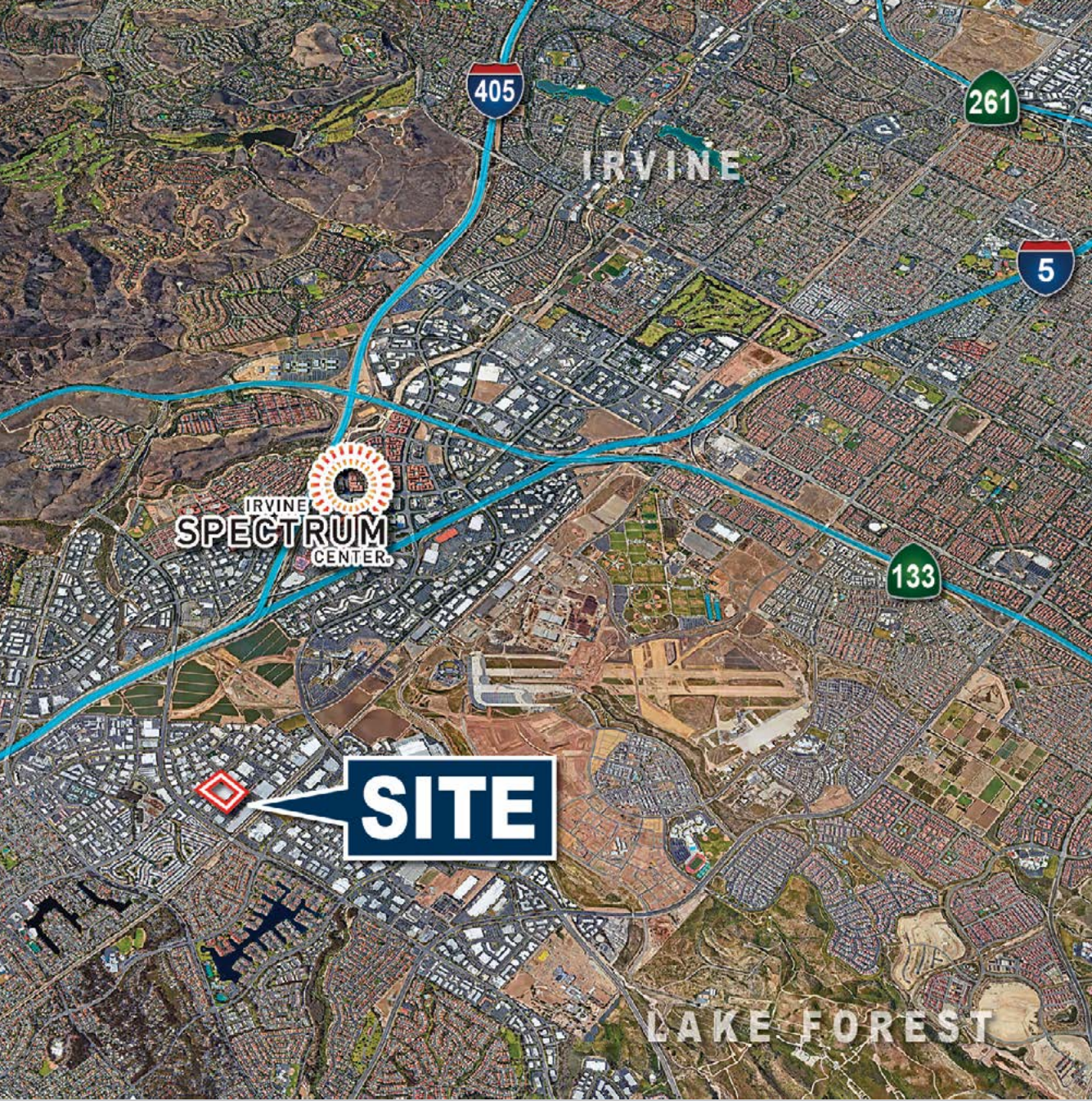
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LOCATION

- 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

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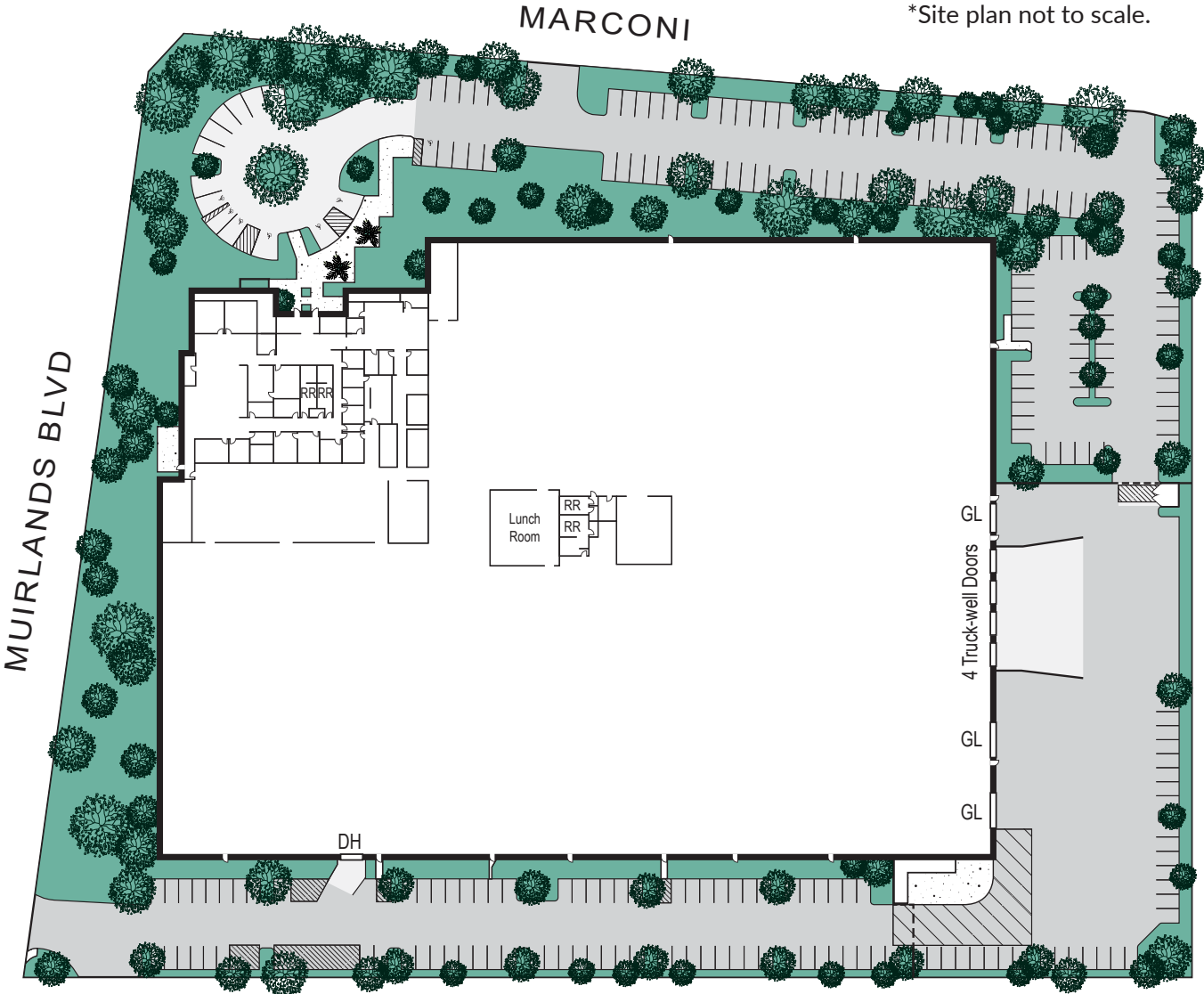
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*Site plan not to scale.



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