



FOR SALE

18,277 SF Industrial Building

14 VANDERBILT IRVINE SPECTRUM



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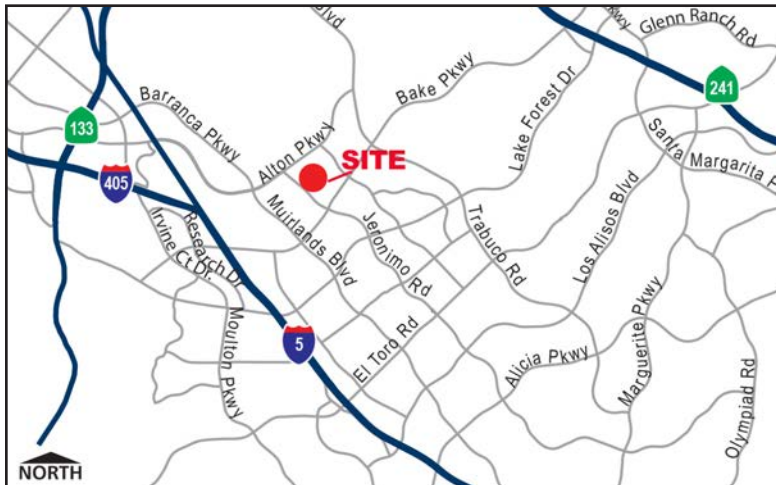
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Property Highlights

- 18,277 SF Industrial Building
- Approx. 3,850 SF Office
- Complete Renovation June 2016
- 1 Dock High Truck Well
- 2 Grade Level Loading Doors
- Warehouse Skylights
- .21 Fire Sprinkler Rating
- 22' Warehouse Clearance (approx.)
- Power 600 amps (verify)
- Nearby Amenities include Orange County Great Park, Irvine Spectrum, Alton Marketplace and Los Olivos Marketplace
- Excellent access to I-405 and I-5 Freeways



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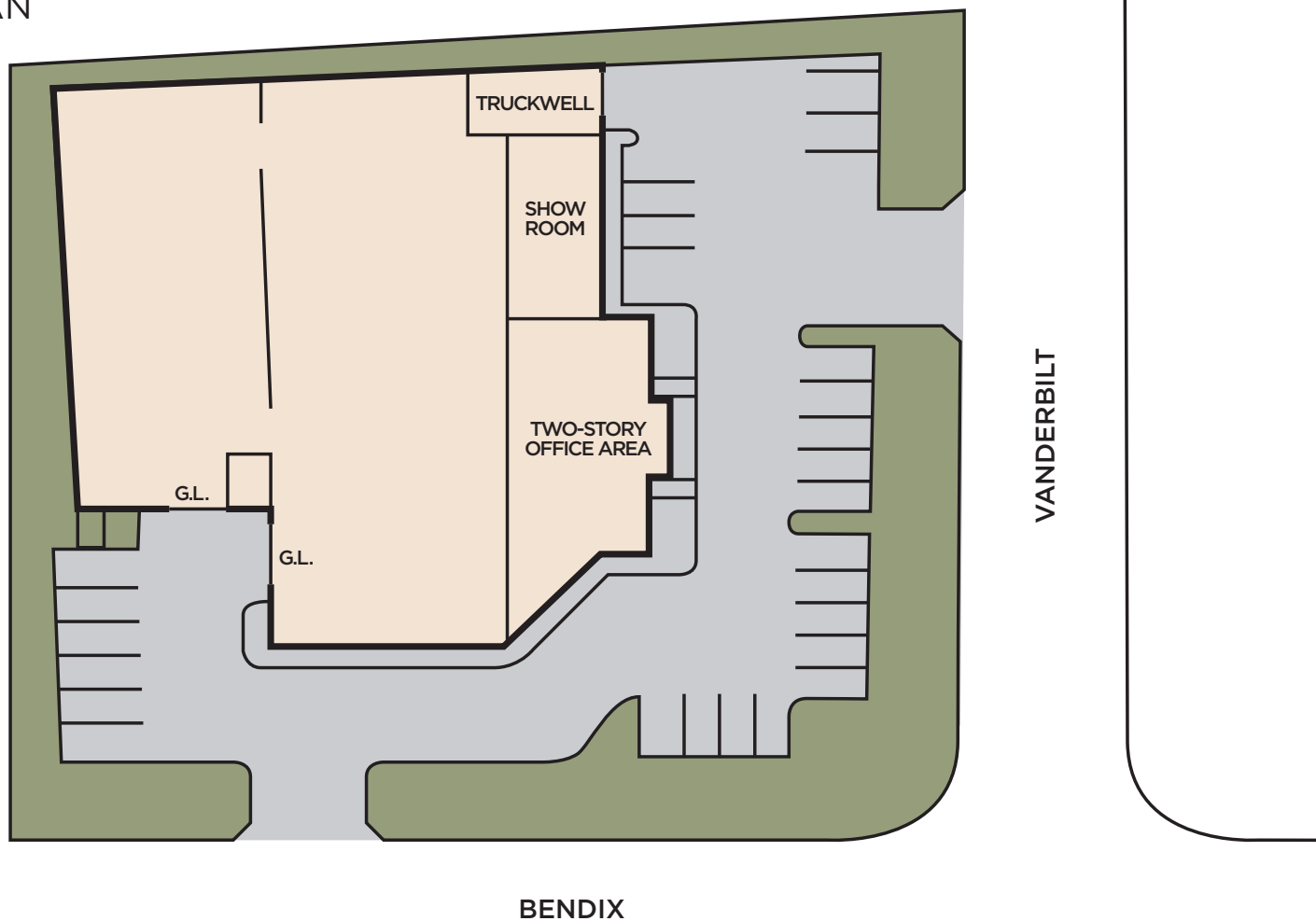
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SITE PLAN



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