

FOR LEASE

3 AUTRY | IRVINE, CALIFORNIA



**FULL REFURBISHMENT
COMPLETE!**

±14,218 SQ. FT. FREESTANDING INDUSTRIAL BUILDING
PREMIER IRVINE SPECTRUM LOCATION

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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



Fenced Yard, 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 Bake Parkway



±23 Parking Spaces



Two (2) Restrooms



Immediate 5, 405 & 133 Freeway Access



Natural Gas Service

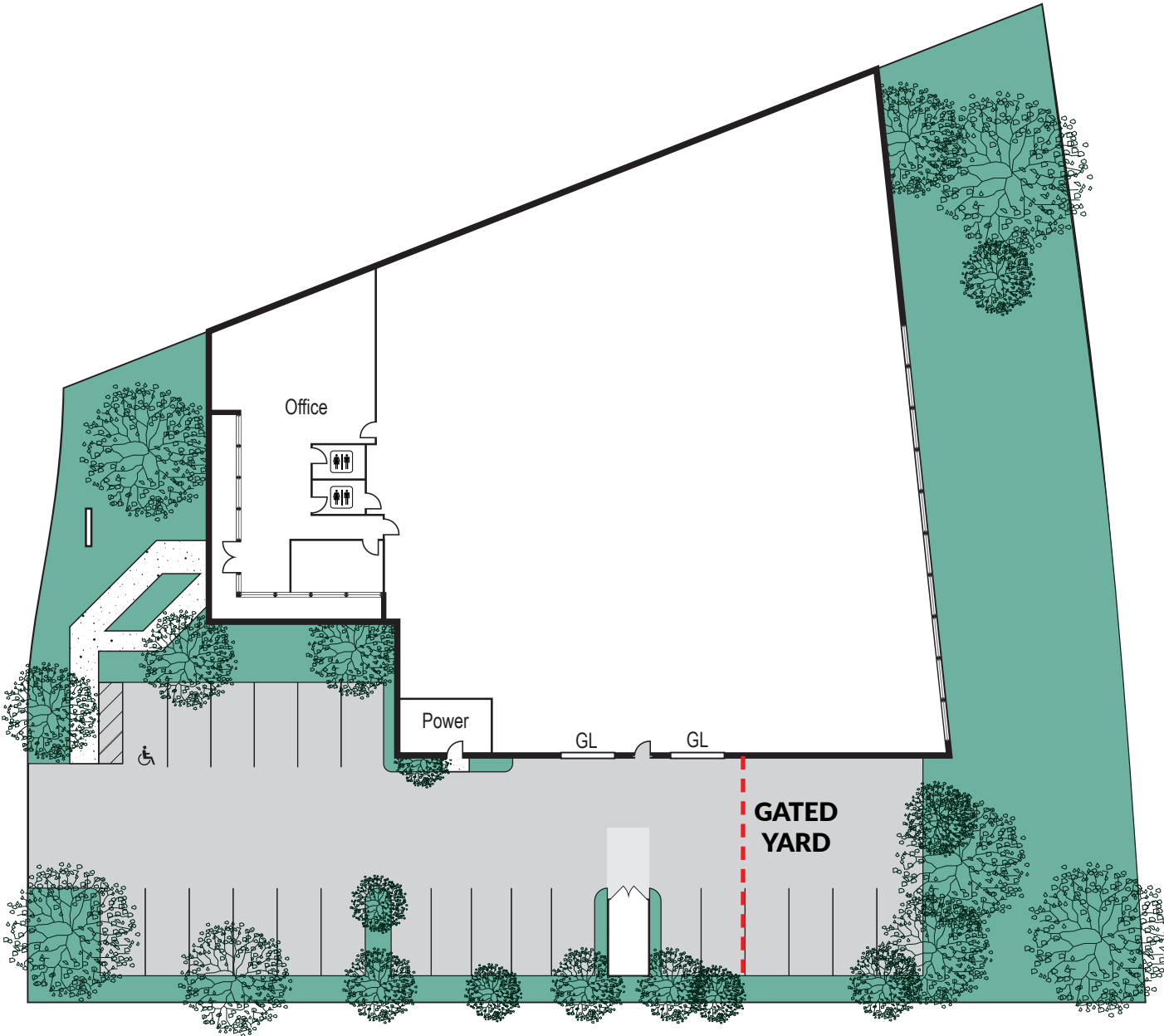


Recent Refurbishments Include:

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

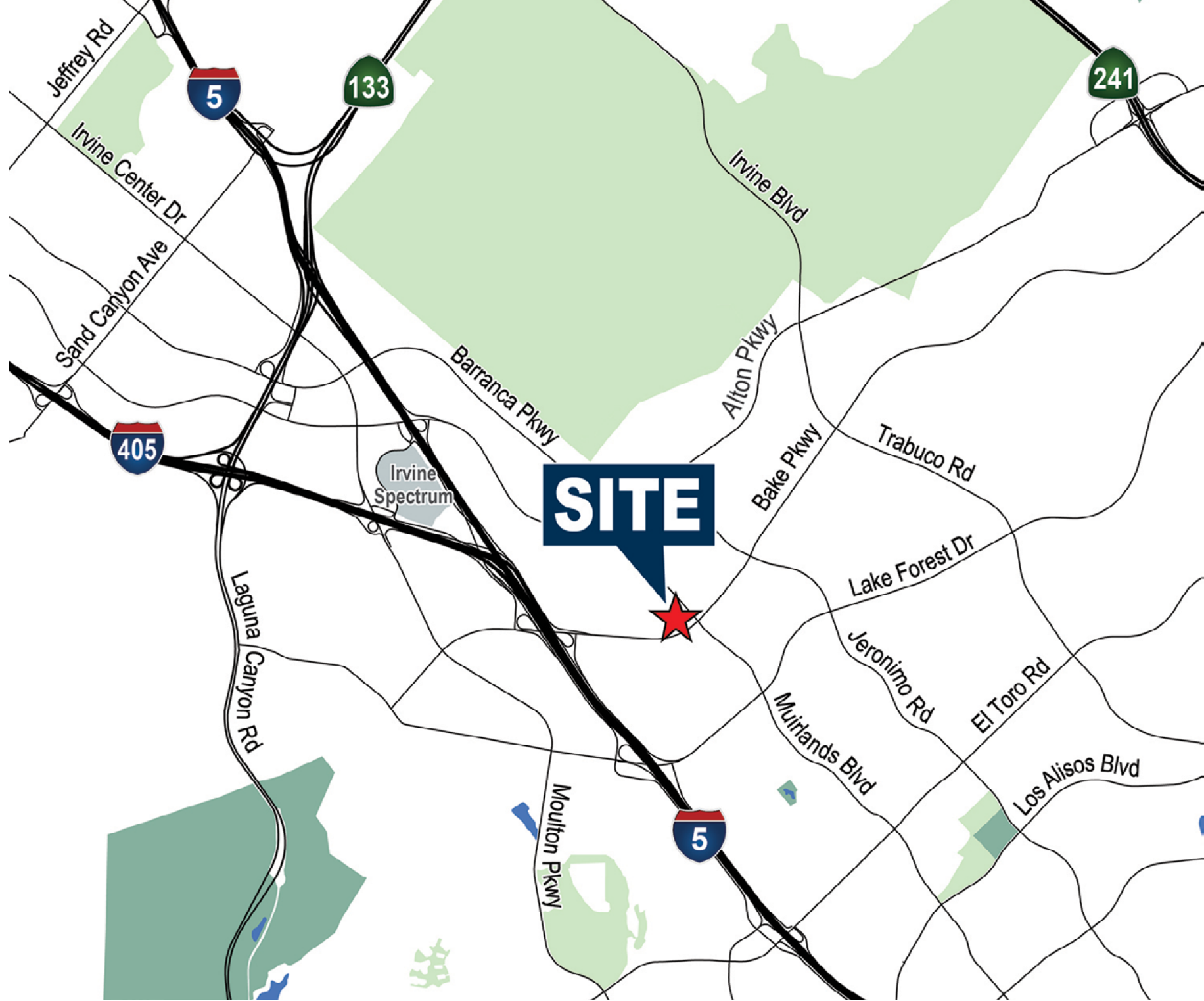
SITE PLAN

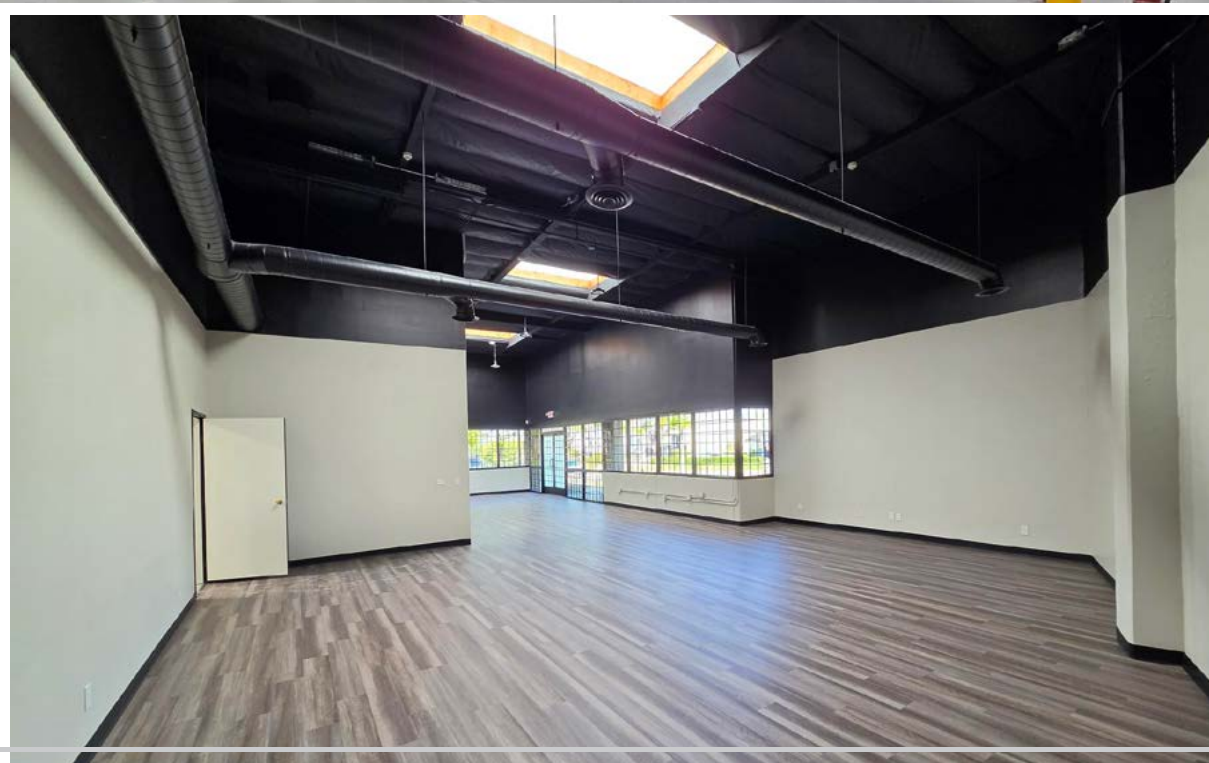
AUTRY



*Site plan not to scale.

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SITE

Alton Pkwy



Irvine
Spectrum



Alton Pkwy

Jeronimo Rd

Trabuco Rd

Bake Pkwy

Muirlands Blvd

Irvine Center Dr

Research Dr

Rockfield Blvd

Lake Forest Dr

Lake Forest Dr



Bridge Pkwy

Voit

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