

CBRE

PHOENIX BUSINESS CENTER

15041 & 15091 BAKE PARKWAY
1 MARCONI
IRVINE, CALIFORNIA

INDUSTRIAL/DISTRIBUTION UNITS FROM

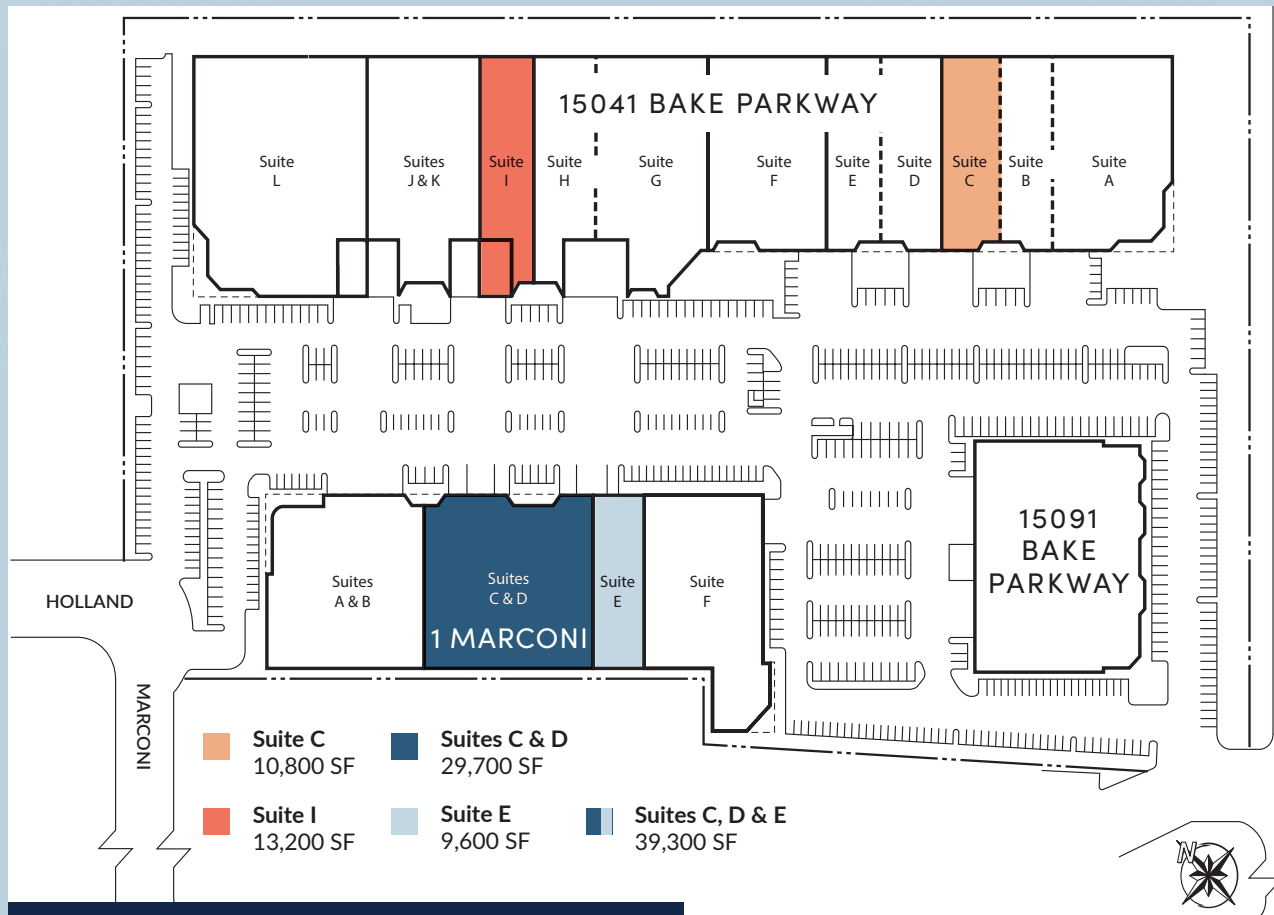
±10,000 SF
UP TO **±40,000 SF**

FOR LEASE



PROJECT OVERVIEW/ HIGHLIGHTS

±354,840 SF Industrial/ Distribution Project	Units from ±10,000 SF up to ±40,000 SF	Rare Distribution Project in the Heart of the Irvine Spectrum	Dock High and Ground Level Loading
±24' Warehouse Clearance	.45/3,000/SF GPM Sprinkler System	One Mile to Irvine Spectrum Center	Direct Access to the 5, 405, and 133 Freeways



SITE PLAN



PHOENIX BUSINESS CENTER

15041 & 15091 BAKE PARKWAY
1 MARCONI
IRVINE SPECTRUM

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The CBRE logo is displayed in white, bold, sans-serif capital letters. It is enclosed within a white circular outline that is positioned in the lower right quadrant of the image, overlapping the building and parking lot. The background of the entire image is a photograph of a modern, multi-story office building with a light-colored facade and large windows, set against a clear blue sky. The building is surrounded by a parking lot and some landscaping.