

LOGISTICS & MANUFACTURING SOLUTIONS MEET UNBEATABLE LOCATION

BREAKING GROUND
Q4 2023

RED HILL
AVE.
IRVINE,
CA 92614

Q4
2024
ESTIMATED
COMPLETION



UP TO ±156,632 SF CLASS "A" INDUSTRIAL BUILDING | IRVINE BUSINESS COMPLEX



17300

RED HILL AVE. IRVINE | CA

RENDERINGS

MAIN OFFICE ENTRY



NORTH FACING

POTENTIAL FUTURE OFFICE / MEZZANINE ENTRY



SOUTH FACING

EAST FACING

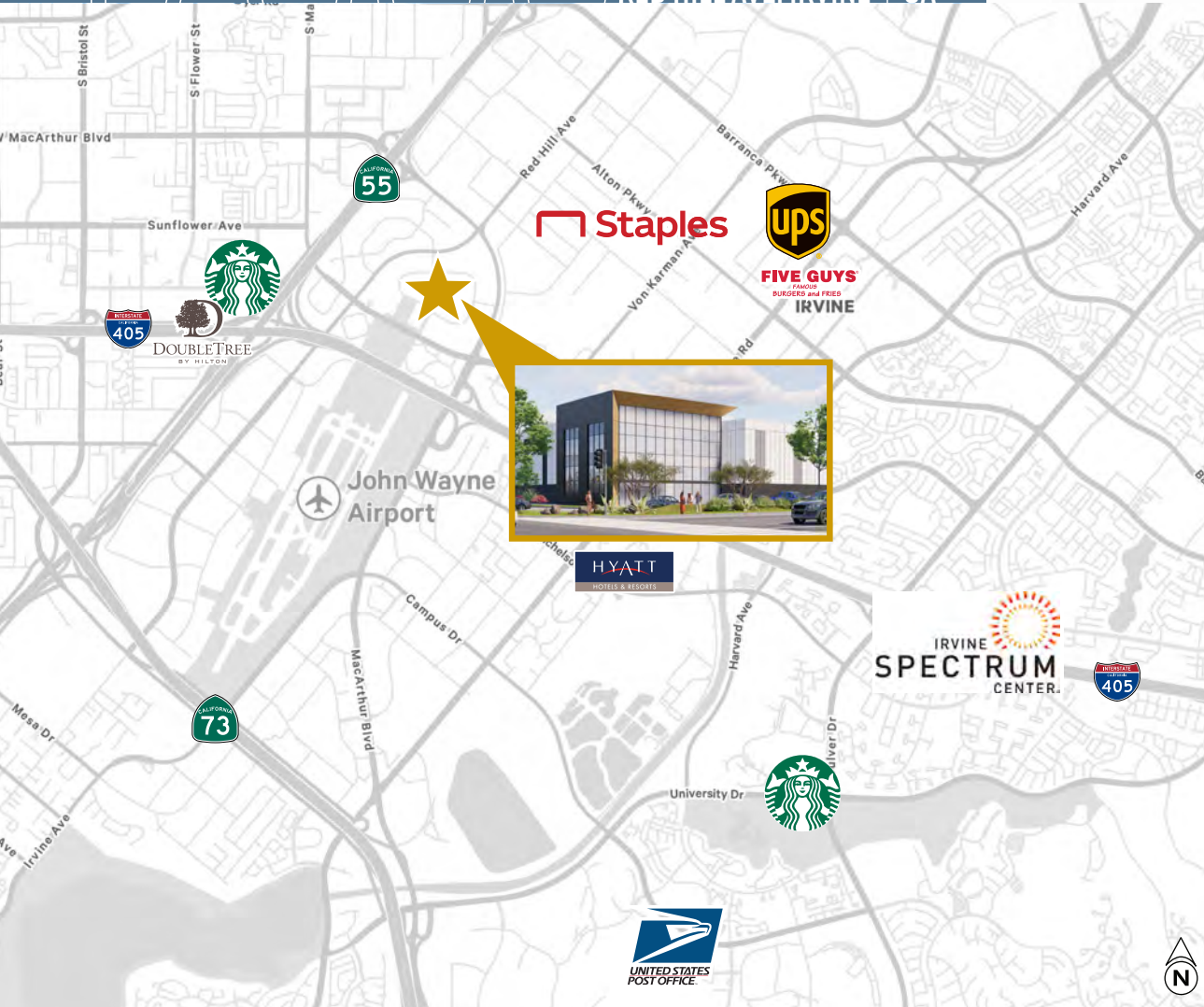


TRUCK COURT / LOADING DOCKS

17300

RED HILL AVE. IRVINE | CA

PROPERTY FEATURES



Rare Opportunity to Lease Up to **±156,632** Square Feet Speculative Industrial Development in Irvine Business Complex (IBC)

±7.31 AC Parcel (±318,424 SF)

±8,000 Square Feet of Two-Story Office

±4,000 Square Feet on First Floor

±4,000 Square Feet on Second Floor

Flexibility to Add **±6,250** Square Feet Office / Mezzanine

Eighteen (18) Dock-High Doors

Two (2) Grade-Level Doors

32' Minimum Warehouse Clearance

113 Auto Parking Stalls

3 Trailer Parking Stalls

135' Truck Court Depth

4 Points of Ingress/Egress

50' x 52' Column Spacing (Typ.)

Located Within Just **Two Miles (2)** of John Wayne Airport

Less Than **2 Miles** from SR 55, and Close Proximity to Major Arterial Freeways Including 405, 22, 91 and I-5

Access to a wealth of **retail stores, restaurants, entertainment, and business services**

IDEAL HEADQUARTERS
LOCATION

AVAILABLE FOR CUSTOM
BUILD-TO-SUIT



Can Accommodate
Specialized Uses &
Occupancy



Food / Beverage



Temp Controlled
Storage



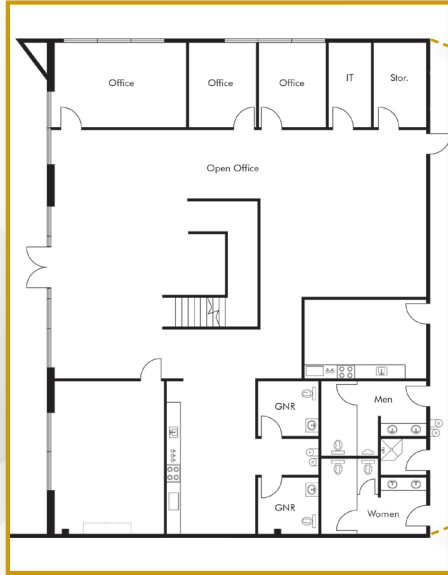
Life Science



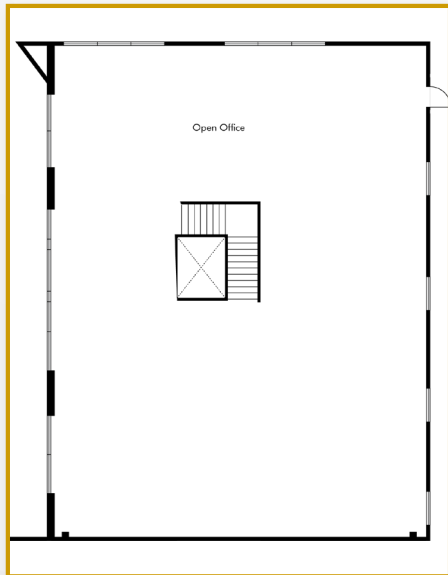
Advanced
Manufacturing

SITE PLAN

First Floor



Second Floor



TRAC
PANT
TRAC

17300

RED HILL AVE. IRVINE | CA

AERIALS





DISTANCE TO PORTS
±38 Miles



DISTANCE TO LAX
46 Miles



DISTANCE TO OC AIRPORT
2 Miles



DISTANCE TO LB AIRPORT
26 Miles

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