



FREESTANDING INDUSTRIAL BUILDING WITH MAJOR STREET FRONTAGE AND EXTENSIVE FUNCTIONALITY

SUITABLE FOR LIGHT MANUFACTURING OR DISTRIBUTION

A VARIETY OF RETAIL AMENITIES NEARBY

EXCELLENT ACCESS TO THE 5, 55 AND 405 FREEWAYS

BUILDING TOP SIGNAGE AVAILABLE

AMPLE, CONVENIENT SURFACE PARKING

10 MINUTES TO JOHN WAYNE AIRPORT

1800 EAST DYER
101,760 Square Feet Available

AIRPORT AREA

1800 EAST DYER

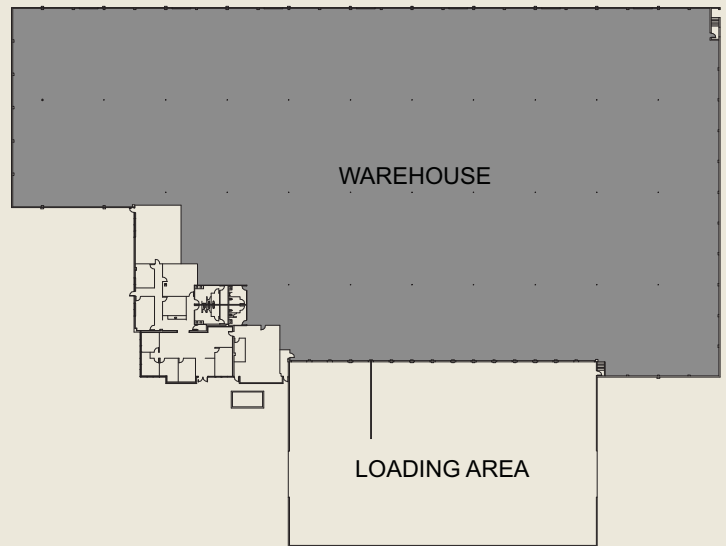
101,760 Square Feet Available



AERIAL VIEW

FEATURES

- Office: 6,732 Sq. Ft.
- Warehouse: 95,028 Sq. Ft.
- Truck loading
 - Four (4) 10' x 10' grade level doors
 - Eleven (11) 10' x 10' dock level doors
 - Fenced loading/yard area
- Parking: 1:1,000 sq. ft.
- Electrical: 1,200 amps, 120/208 volts
- Warehouse clearance: +/- 26'
- Fire sprinklers: .30/2,500 Sq. Ft.



FLOOR PLAN



FOR LEASING INFORMATION, CALL SUE LYLE
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SLYLE@IRVINECOMPANY.COM | LICENSE 01057248
IRVINEOFFICE.COM

PREMIER ENVIRONMENTS WHERE YOUR BUSINESS CAN PROSPER

A commitment to long-term ownership, the highest standards of service and the opportunity to move and expand within our diverse portfolio are just a few of the reasons to lease with Irvine Company Office Properties.

