

2815 WARNER AVENUE, SUITE 150

IRVINE, CALIFORNIA

47,424 SQUARE FEET AVAILABLE



### PROJECT FEATURES

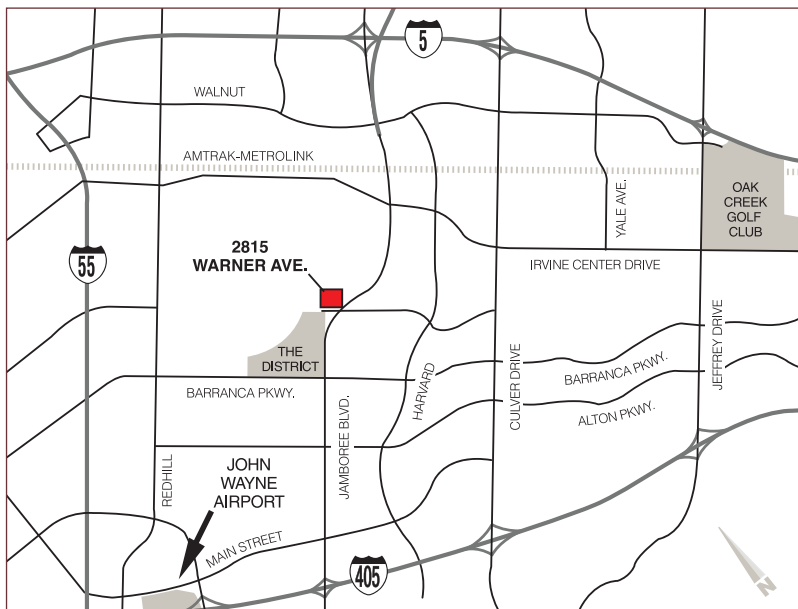
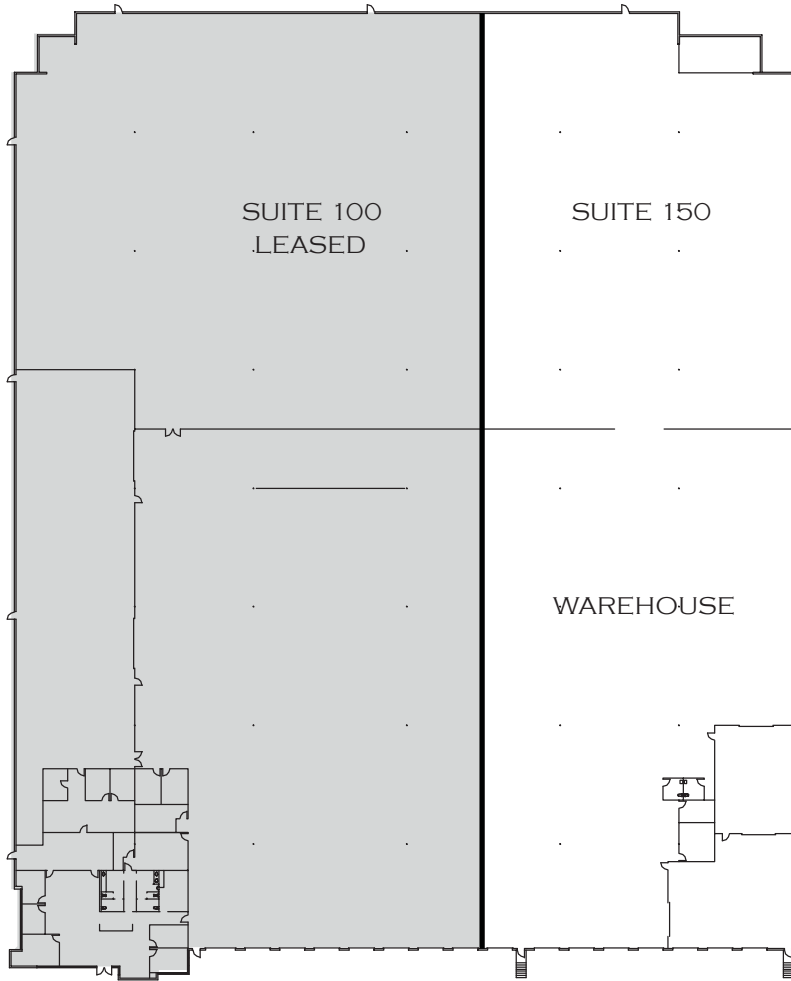
- Part of a larger distribution building
- Excellent Irvine location at Jamboree & Warner
- Easy access to the 5, 405 and 55 Freeways
- Building top signage available, visible from Jamboree Road
- Fully sprinklered
- Minutes from The District, The Market Place and John Wayne Airport
- Two-building campus setting

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# FOR LEASE



## BUILDING FEATURES

- Office/Warehouse:
  - Office: 339 sq. ft.
  - Warehouse: 47,085 sq. ft.
- Warehouse Clearance: +/- 26.5'
- Truck Loading:
  - Seven (7) dock-high doors
  - One (1) ground-level door
- Electrical:
  - 200 AMPS
- Fire Sprinklers:
  - .60 GPM/3,000 sq. ft.



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