

Corporate Headquarters / Manufacturing Building



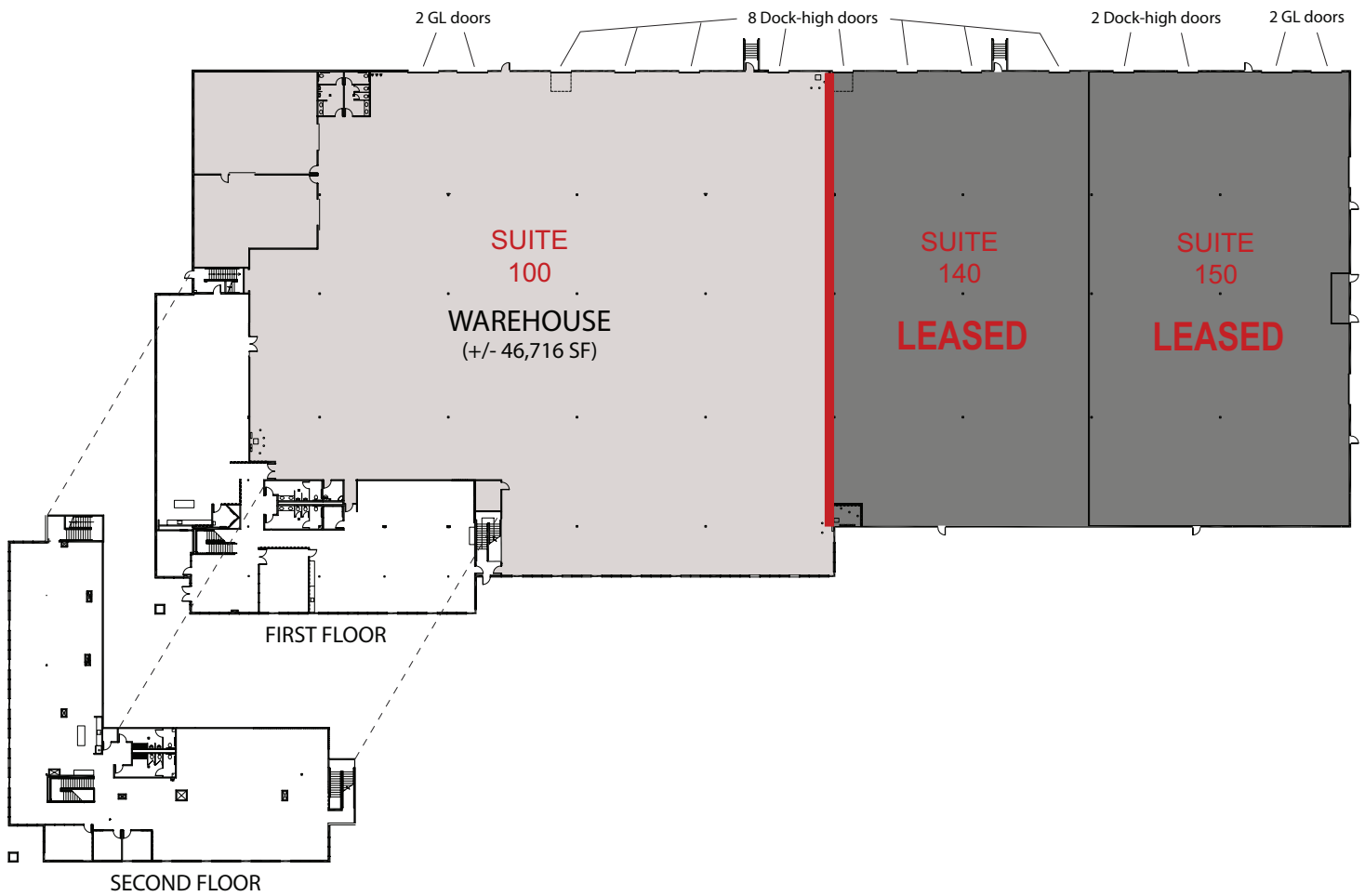
/ 6489 Oak Canyon • Suite 100 • 67,170 SF /

Orange County • Irvine Spectrum®

Spacious 67,170 SF distribution opportunity
featuring approximately 46,716 SF of warehouse space

- **Office Space:**
 - First Floor: 10,227 SF
 - Second Floor: 10,227 SF
- **Warehouse:** 46,716 SF
- **Electrical:** Upgradable to 2,000 AMPS, 277/480 volts
- **Truck Loading:**
 - Two (2) Ground-Level Doors
 - Four (4) Dock-High Loading Positions
- **Warehouse Clearance:** +/- 27'
- **Fire Sprinklers:** Fully Sprinklered (0.45/3,000 SF)
- **Column Spacing:** 40 x 52
- **Parking:** 2:1,000
- **Signage Opportunity:** Building top and monument signage available



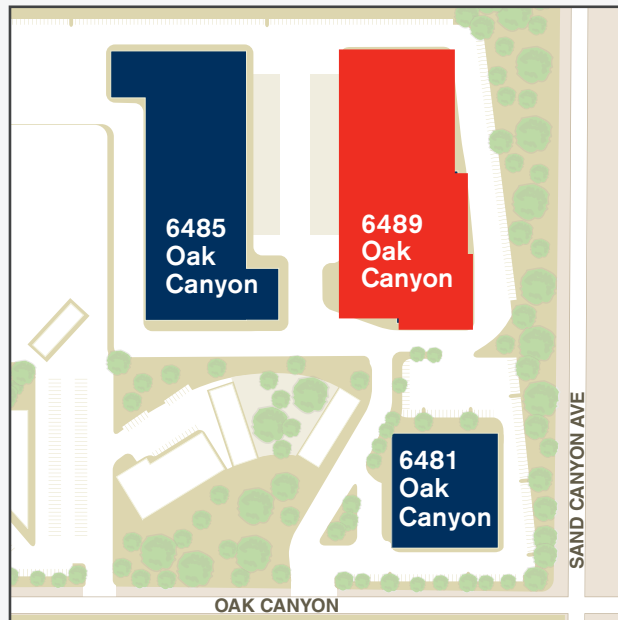


/ Irvine Spectrum® /

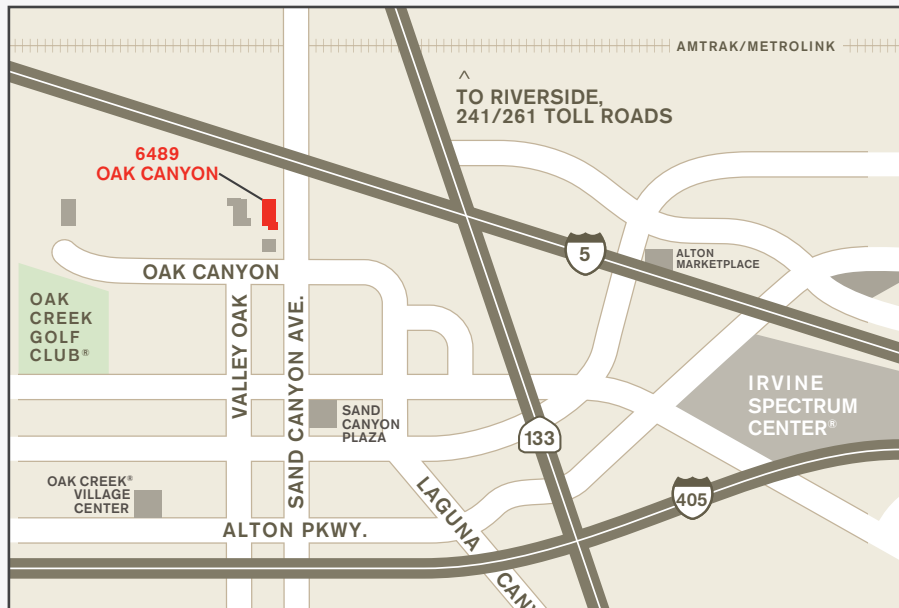
- 130 + dining and retail options nearby at Irvine Spectrum Center®
- Located near the Irvine Transportation Center
- Easy access to the 5, 405, and 133 Freeways and the 241 Toll Road
- Short drive to Oak Creek® Shopping Center and Sand Canyon Plaza
- Direct access to 5,000+ resort-style apartment homes via iShuttle
- Minutes to Oak Creek Golf Club and Oak Creek Community Park



/ Site Map /



/ Area Map /



Our mission is to provide you with **Vibrant Workplace Communities**[®], where our unrivaled collection of properties, dynamic teams and memorable experiences will uniquely position you and your team to achieve unprecedented levels of success.



For Leasing Information
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