6489 Oak Canyon Orange County • Irvine Spectrum®

Corporate Headquarters / Manufacturing Building

Suite 100 67,170 SF







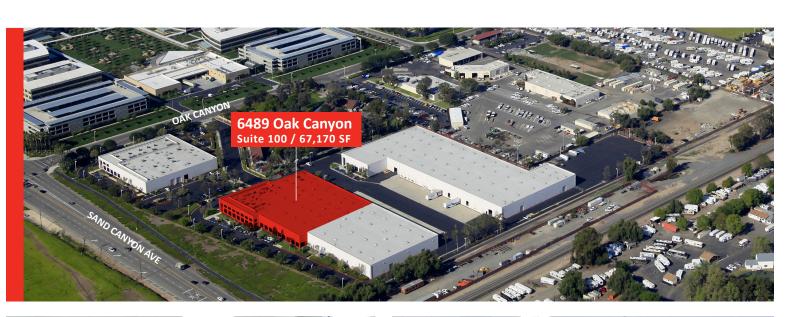


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Spacious 67,170 SF distribution opportunity featuring approximately 46,716 SF of warehouse space

- 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
- \circ 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

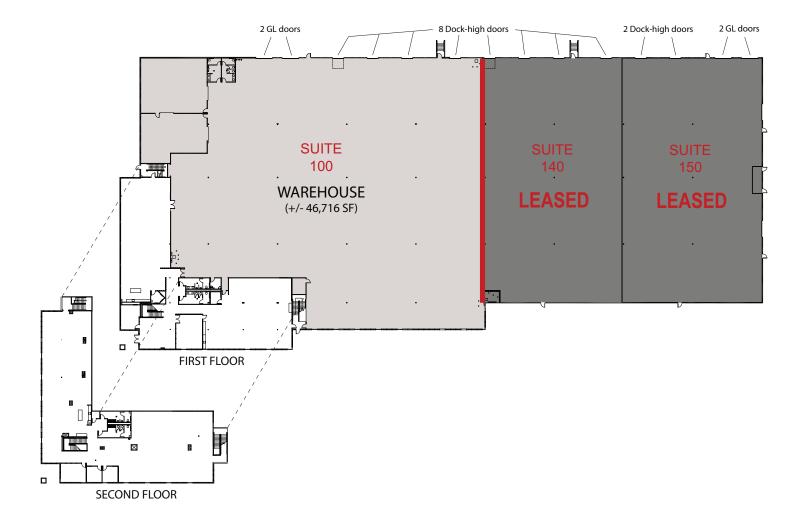












Irvine Spectrum[®]

- 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

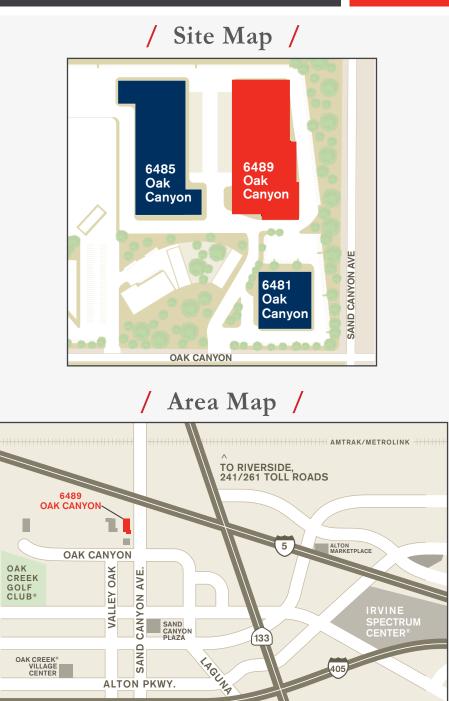
- Short drive to Oak Creek[®] Shopping Center and Sand Canyon Plaza
- Direct access to 5,000+ resort-style apartment homes via iShuttle
- Minutes to Oak Creek Golf Club and Oak Creek Community Park





Oak Canyon Business Center

6489 Oak Canyon • Irvine, CA 92618



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.

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For Leasing Information Call: Sue Lyle | 949.720.2668 IrvineCompanyOffice.com

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