

think bigger

14460 MYFORD
18,450 SQ. FT
WEST IRVINE

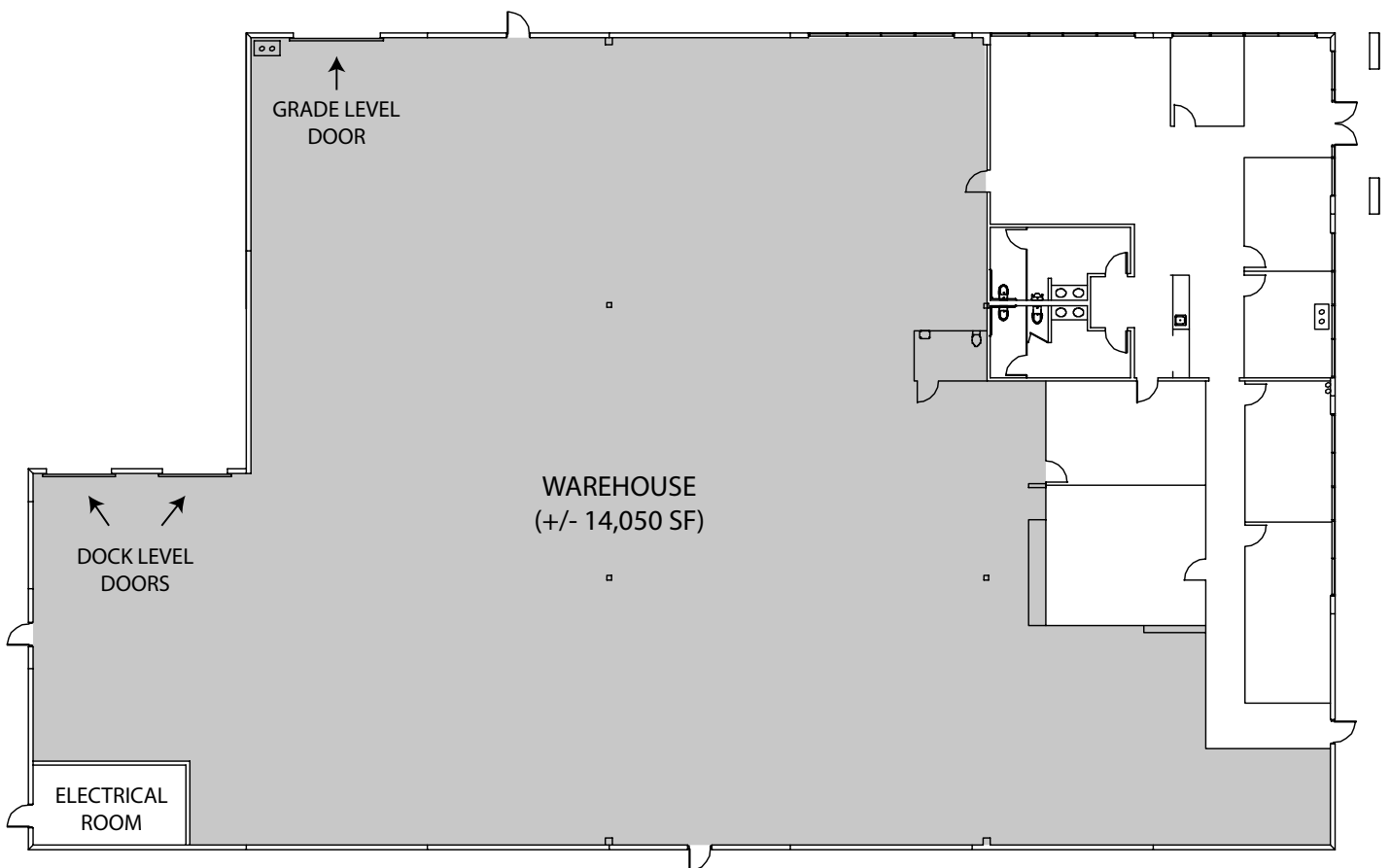


Experience **14460 Myford**, an ideal choice for manufacturing or distribution. Offers building top signage, abundant surface parking and convenient access to dining and retail amenities.

BUILDING SPECIFICATIONS

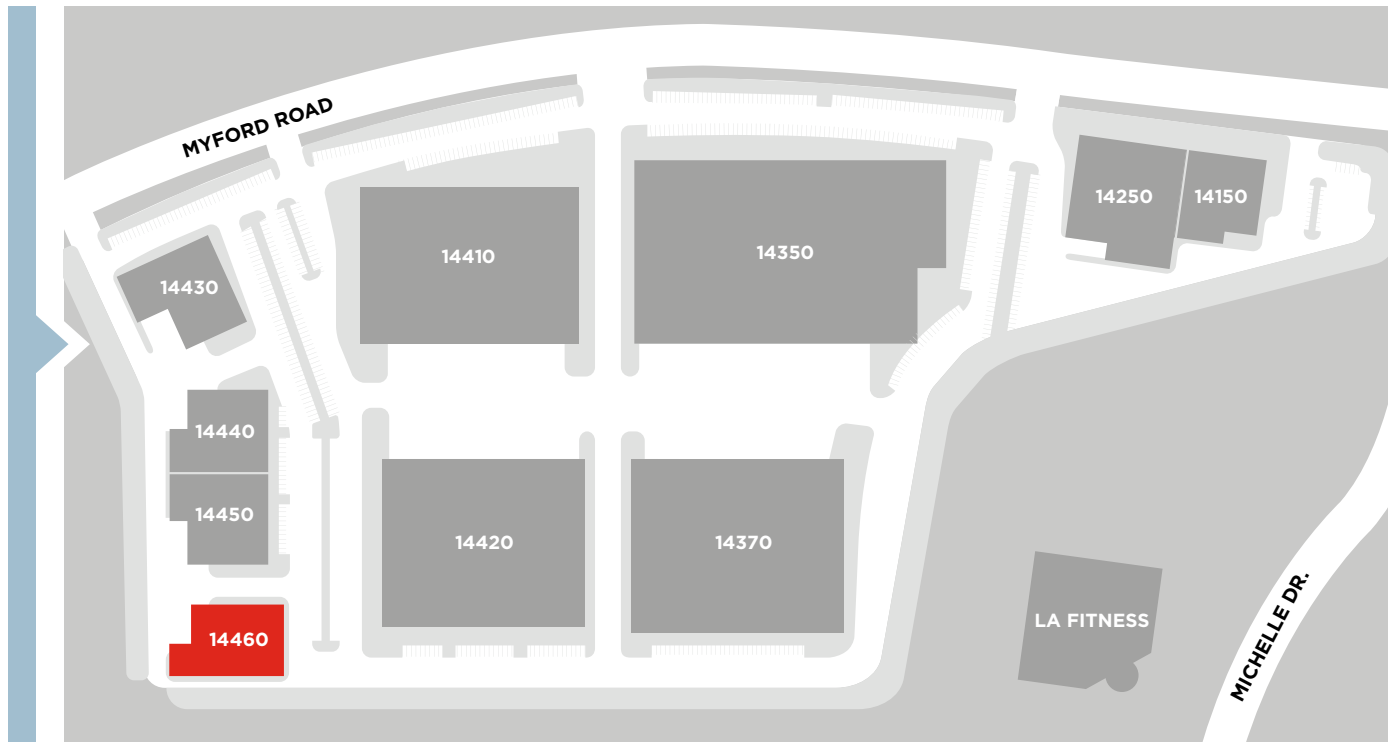
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- Office Space: 4,400 sq. ft.
- Warehouse: 14,050 sq. ft.
- Warehouse Clearance: +/- 22'
- Parking: 2 spaces : 1,000 sq. ft.
- Truck Loading:
 - One (1) Grade Level Door
 - Two (2) Dock Level Doors
- Fire sprinklers: .45 GPM/3,000 sq. ft.
- Electrical: 1,200 AMPS, 277/480 volts
- Column Spacing: 52'x37'



SITE PLAN

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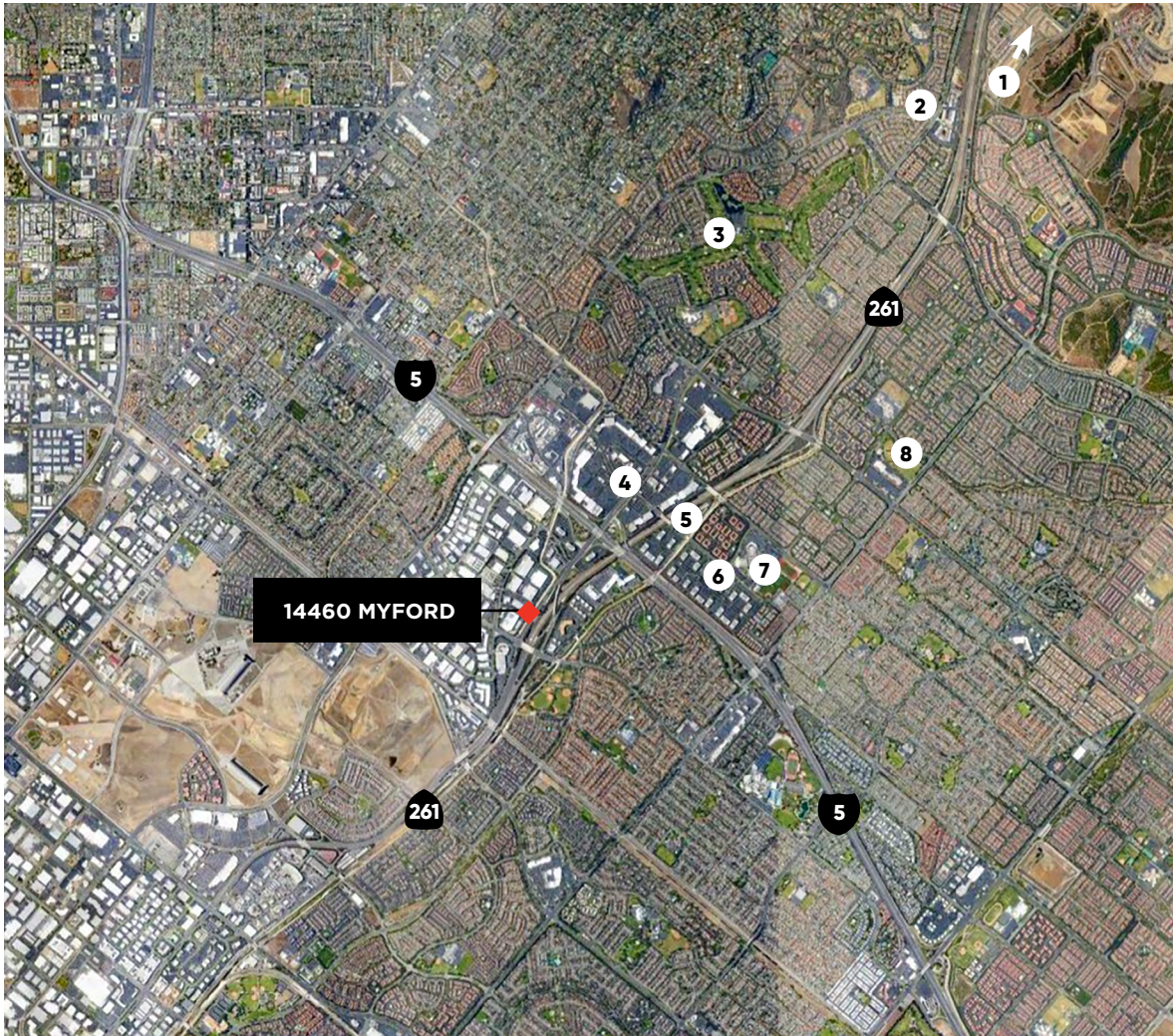
NEWLY REVITALIZED

Foster productivity in the newly revitalized outdoor workspaces equipped with a BBQ and ping pong table to connect, collaborate and relax.

THE MARKET PLACE®

Bring work and life together at The Market Place, one of Southern California's most popular shopping centers featuring 120+ shops and notable restaurants.





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|---------------------------|----------------------------|-------------------------------|
| 1. Irvine Regional Park | 4. The Market Place | 7. Arnold Beckman High School |
| 2. Peters Canyon | 5. Extra Space Storage | 8. Northpark |
| 3. Tustin Ranch Golf Club | 6. Serrano Apartment Homes | |

COME BACK EVEN BETTER

There's no substitute for a dynamic workplace. Remotely managing teams can be difficult and decision makers find that the workplace is even more important for productivity, innovation, collaboration and team building.

From pristine workplaces to innovative building systems to proactive Workplace Success Teams, Irvine Company is uniquely positioned to give your teams space to come back even better in these unprecedented times.



For Leasing Information
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