



FOR LEASE

# 84,797 SF Industrial Building

7 Holland, Irvine Spectrum, CA



## Features

- Prestigious Irvine Spectrum Location
- ±84,797 SF Freestanding Building
  - ±8,640 SF of Offices
  - ±4,452 SF of Air Conditioned Assembly Area
  - ±1,764 SF of Air Conditioned Process Area
  - ±805 SF Warehouse Office
- 24' - 28' Warehouse Ceiling Clearance
- Situated on 3.98 Acres
- Six (6) Dock High Doors with Load Levelers
- Three (3) Ground Level Loading Positions
- Fully Sprinklered: .57 GPM per 3,000 SF
- Secure Yard Area
- 1,200 Amps of Power
- Shipping Offices and Shop Restrooms

- 131 Parking Spaces
- Rail Served
- Excellent Access to San Diego (405) and Interstate 5 Freeways and the 133/241 Corridor

### Recent Upgrades Include:

- New Office Carpet, Laminate Flooring
- New Restroom Fixtures
- New Restroom Tile
- New Exterior/Interior Paint
- Epoxy Coated Warehouse Floor
- T-5 Warehouse Lighting
- Parking Lot Repaved
- Landscape Upgraded

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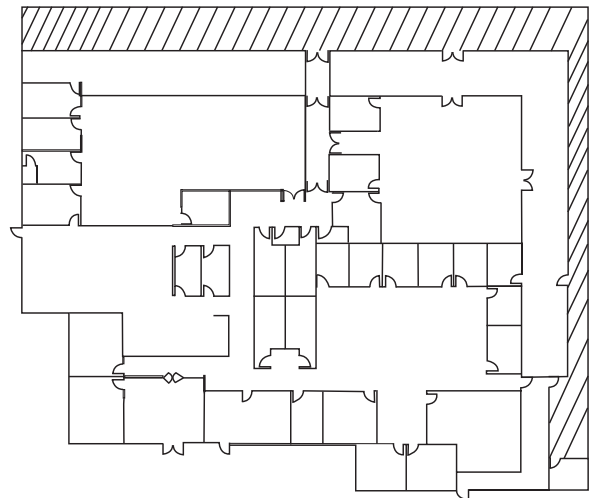
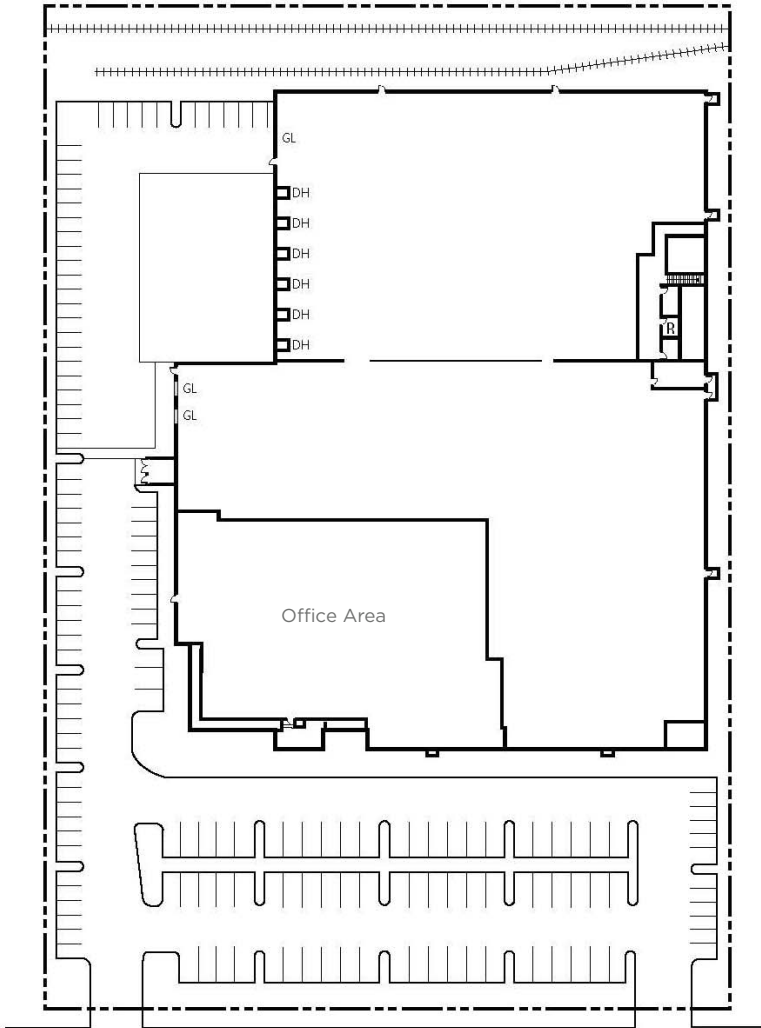
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WAKEFIELD**

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Site Plan / Map



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