

FOR LEASE

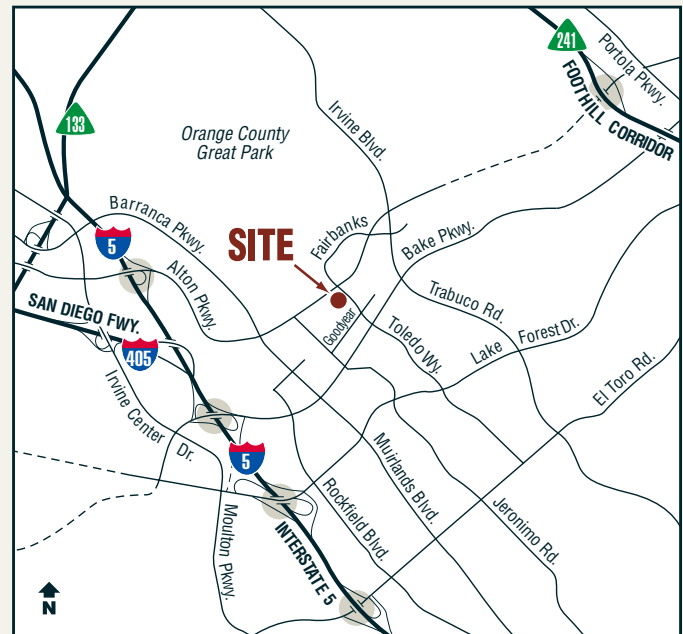
90,975 SQUARE FEET DIVISIBLE DISTRIBUTION / MANUFACTURING FACILITY



9600 TOLEDO WAY, IRVINE SPECTRUM

FEATURES

- Freestanding, High Image Building
- High Identity on Toledo Way
- 17,000 Sq. Ft., 2-Story Office
- Fire Sprinklered (.45gpm/3,000 Sq. Ft.)
- Drive Around Building
- 2 Electrical Panels: 1,200 Amp, 480/277 Volt and 800 Amp, 480/277 Volt
- 26' Clear Height
- Possible Yard
- 7 Dock High Doors
- 8 Ground Level Doors
- Excellent Access to 405 and 5 Freeways and 241 Toll Road



For further information, please contact:



Kevin Turner
kturner@voitco.com
949.263.5391

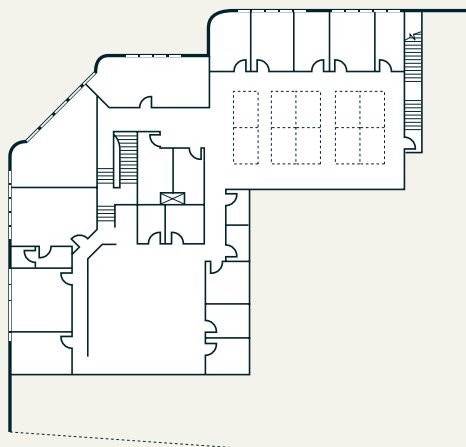
Michael Hartel
mhartel@voitco.com
949.263.5392

2020 Main Street, Suite 100, Irvine, CA 92614

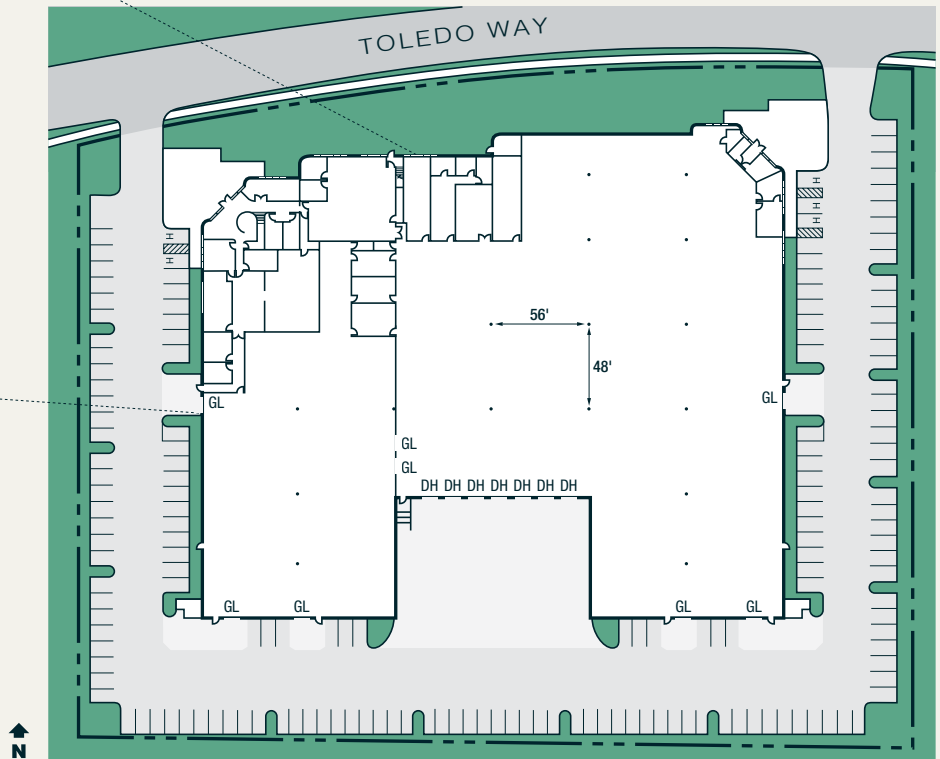


Voit
Commercial Brokerage





**Second Floor
Mezzanine**



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