

**FOR LEASE - 90,975 SF**  
**Distribution / Manufacturing Building**  
**9600 Toledo Way, Irvine Spectrum**



*Exclusively Offered by:*

**Michael Hartel**  
Senior Vice President  
Lic #0101013  
949.263.5392  
mhartel@voitco.com

**Kevin Turner**  
Senior Vice President  
Lic #00968394  
949.263.5391  
kturner@voitco.com

***Voit***  
REAL ESTATE SERVICES

Owned by  
**IndCor Properties**

## PROPERTY HIGHLIGHTS

High Identity on Toledo Way

Excellent Distribution /  
Manufacturing Facility

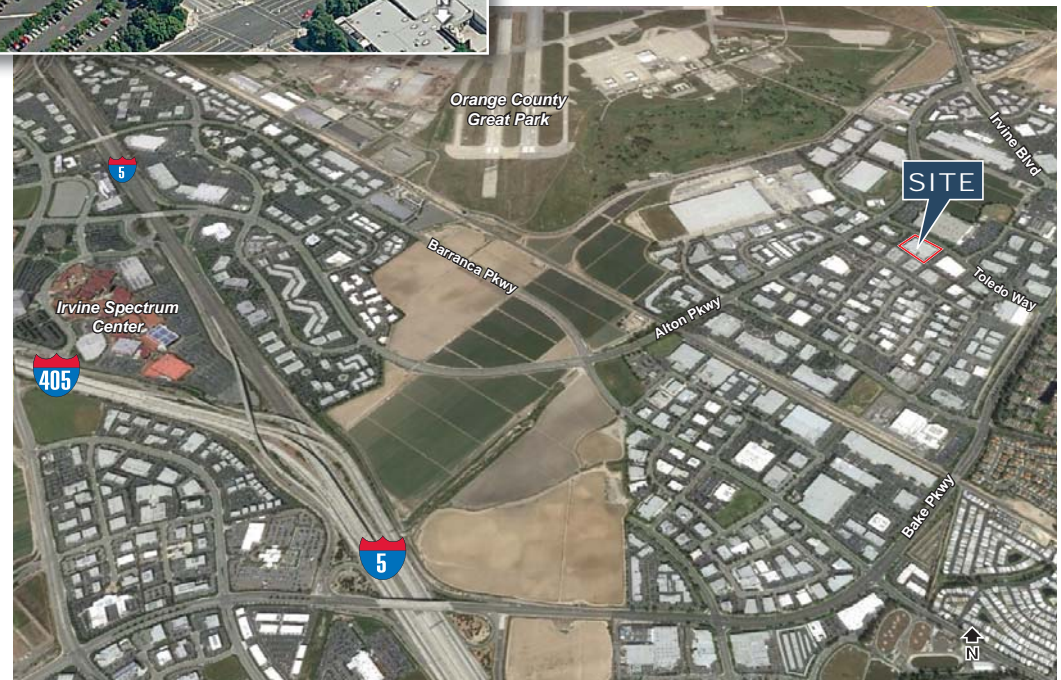
Excellent Access to 405 & 5 Freeways

Free-standing, High Image Building

Drive Around Building

Possible Yard

Aerials



**PROPERTY DETAILS**

**90,975 SF Divisible**

**17,000 SF, 2-Story Mezzanine**

**Sprinklered (.45 GPM/3,000 SF)**

**2 Electrical Panels:  
1200 Amp 480/277 Volt  
800 Amp 480/277**

**26' Clear Height**

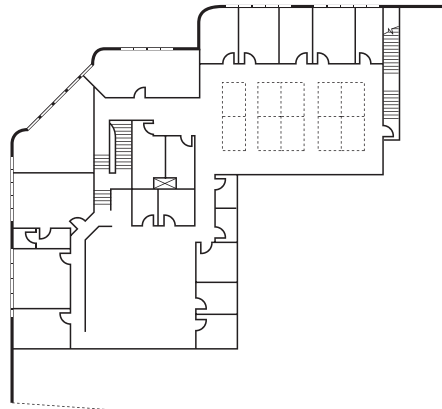
**(7) DH Doors**

**(8) GL Doors**

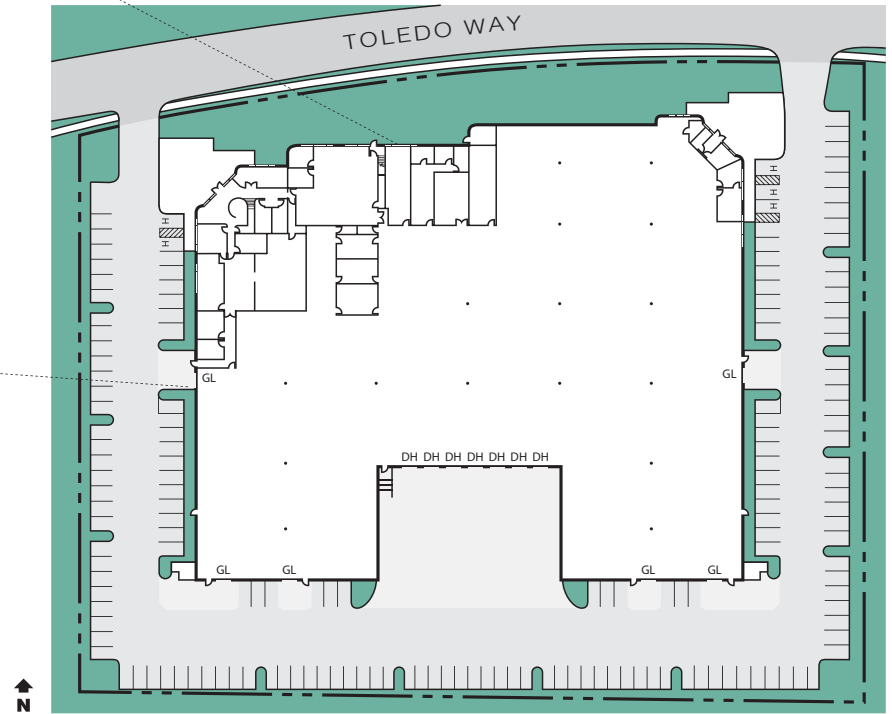
**NNN's = \$0.19 PSF**

**Removable Demising Wall**

**Floor Plan**

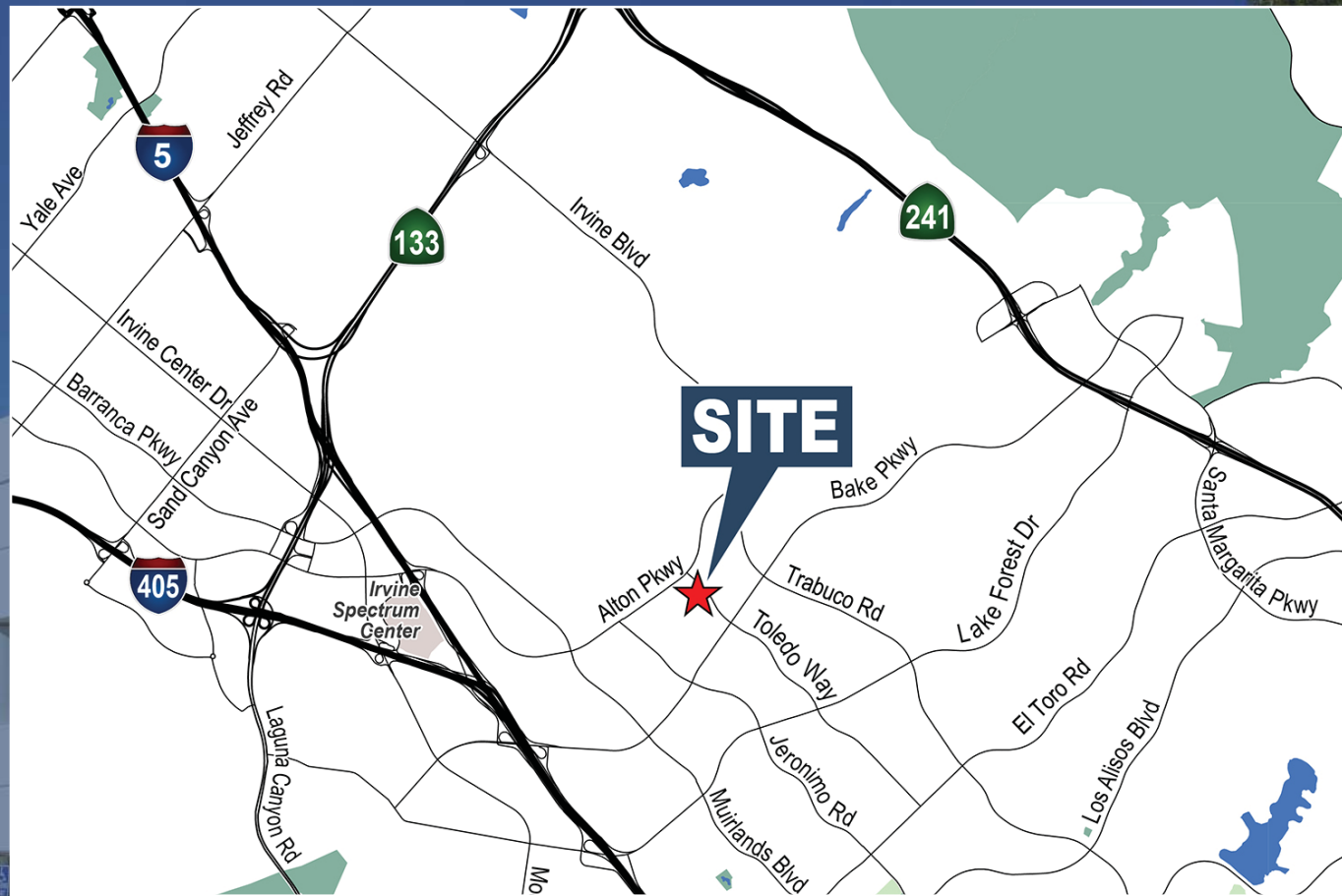


Second Floor Mezzanine



**LOCATION**

**Irvine Spectrum  
Excellent Access to  
405 & 5 Freeways**



For more information, please contact:

**Michael J. Hartel**  
Senior Vice President  
Lic #01031013  
949.263.5392  
mhartel@voitco.com

**Kevin M. Turner**  
Senior Vice President  
Lic #00968394  
949.263.5391  
kturner@voitco.com

**Voit**  
REAL ESTATE SERVICES

Real People. Real Solutions.®

Owned by  
**IndCor Properties**