

FOR SALE - 41,685 SF R&D BUILDING

## Irvine Spectrum

8650 Research Drive, Irvine, CA



# Voit

REAL ESTATE SERVICES

Real People. Real Solutions.™



## Features

- High Profile with Freeway Visibility
- ± 28,000 Sq. Ft. HVAC Showroom
- ± 2,500 Sq. Ft. Office Space
- ± 11,000 Sq. Ft. Warehouse
- 3.2:1,000 Parking Ratio
- Two (2) Dock High Loading Doors
- Two (2) Ground Level Loading Doors
- ± 24' Ceiling Height
- ± 1200 Amps Power, 120/208 Volts
- Fully Fire Sprinklered
- One Block to 5, 405 & 133 Freeways



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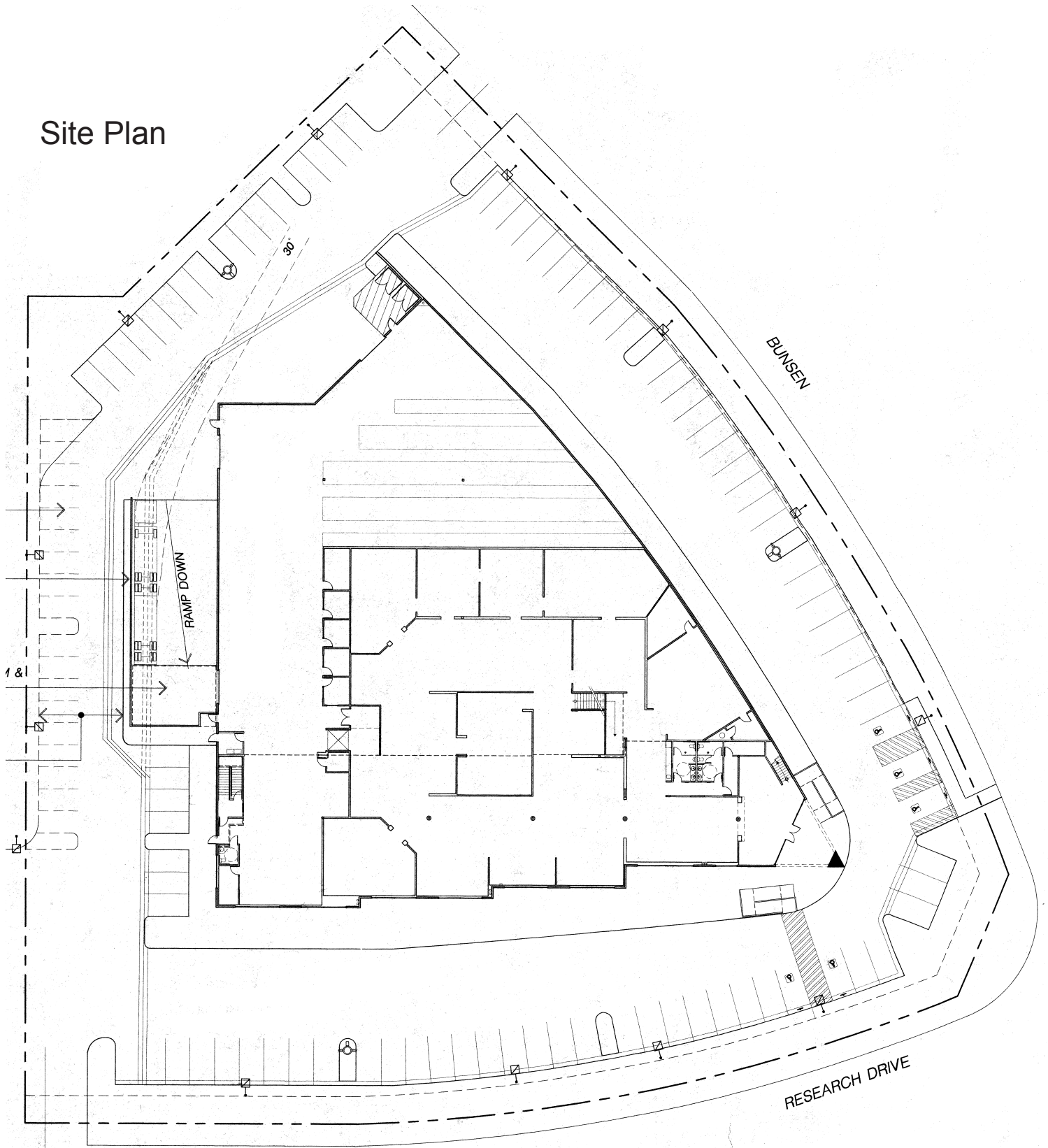


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### Site Plan

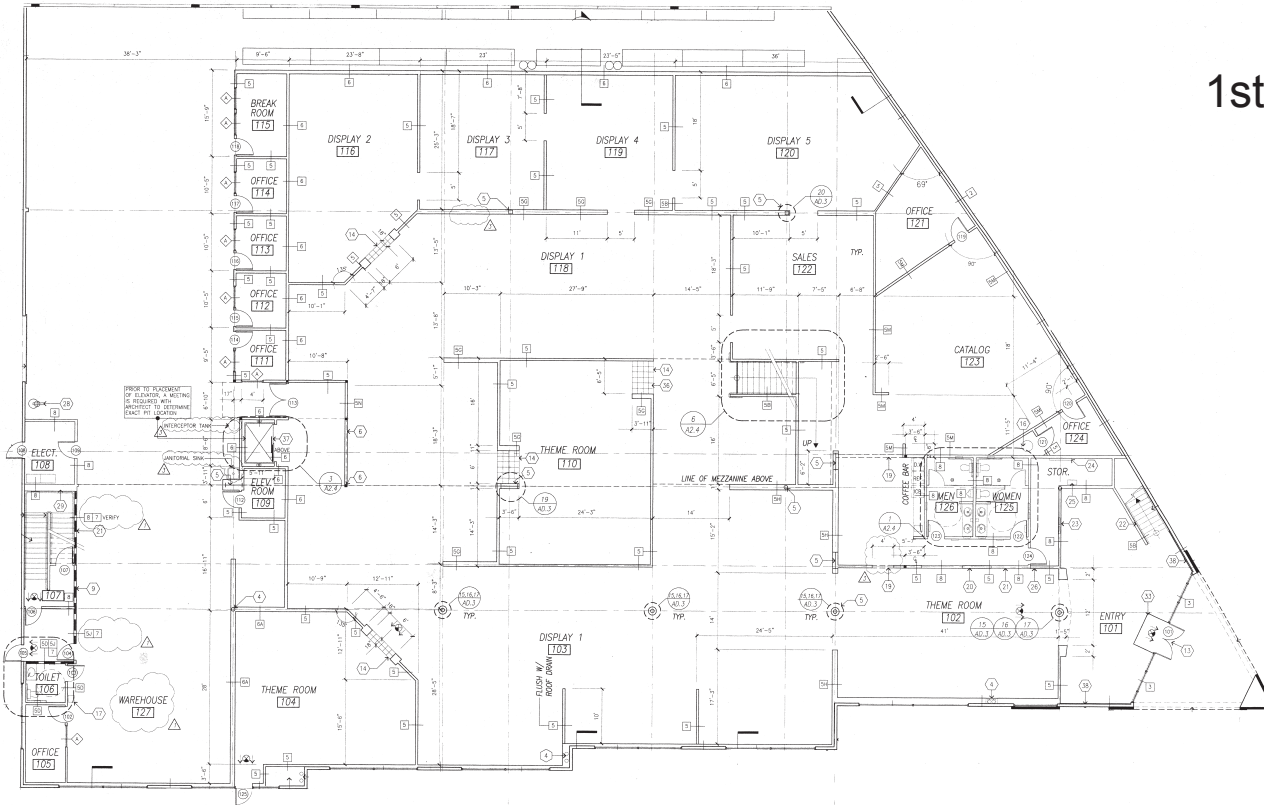


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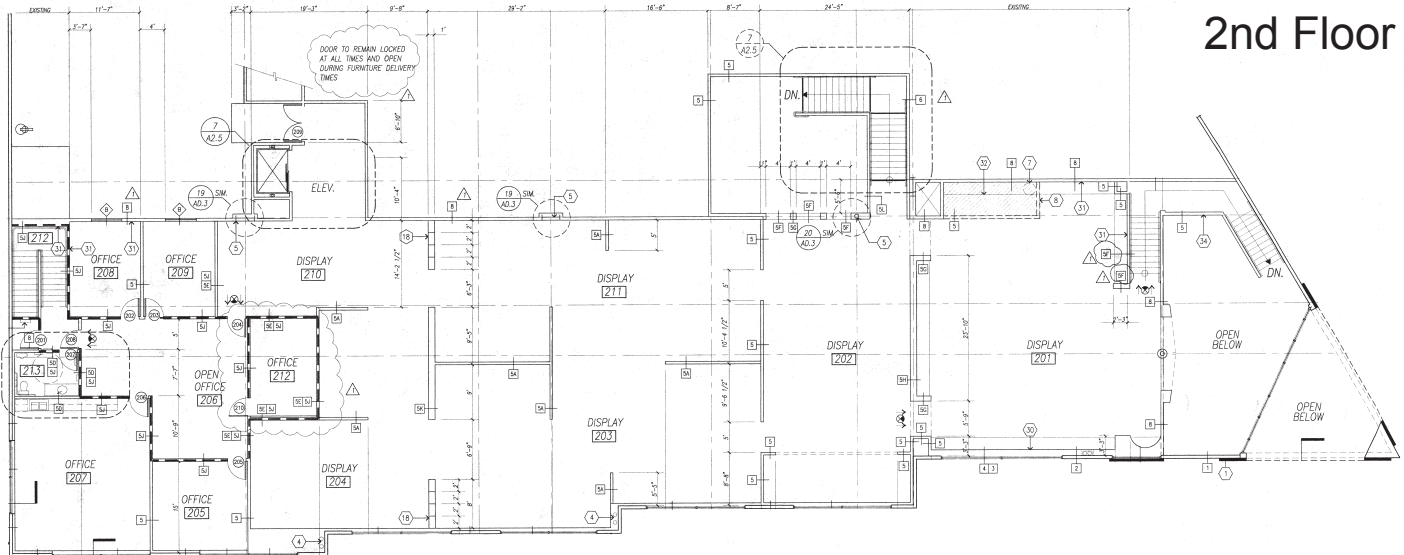
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### 1st Floor



### 2nd Floor



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