

AVAILABLE

Industrial/Research & Development - 22,470 SF

1 Mason, Irvine Spectrum, CA



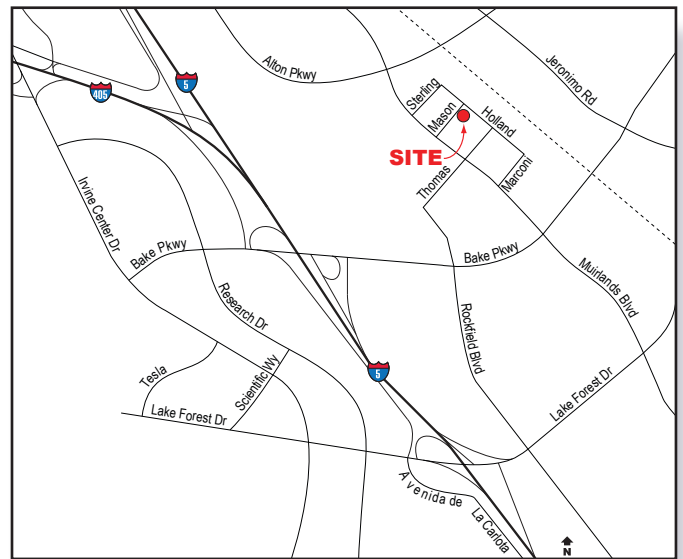
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REAL ESTATE SERVICES

Real People. Real Solutions.™



Features:

- **Corner Location**
- **Approximately 6,329 SF of Two-Story Office Space**
- **Atrium Lobby / Reception Area**
- **3.25:1 Parking, including 19 Covered Stalls**
- **21' Minimum Warehouse Clearance**
- **4 Ground Level Doors**
- **Fully Fire Sprinklered**
- **800 Amps 277/480 Volt Service**
- **Fenced Yard**
- **Drive-around Building**



Jeff Mitchell
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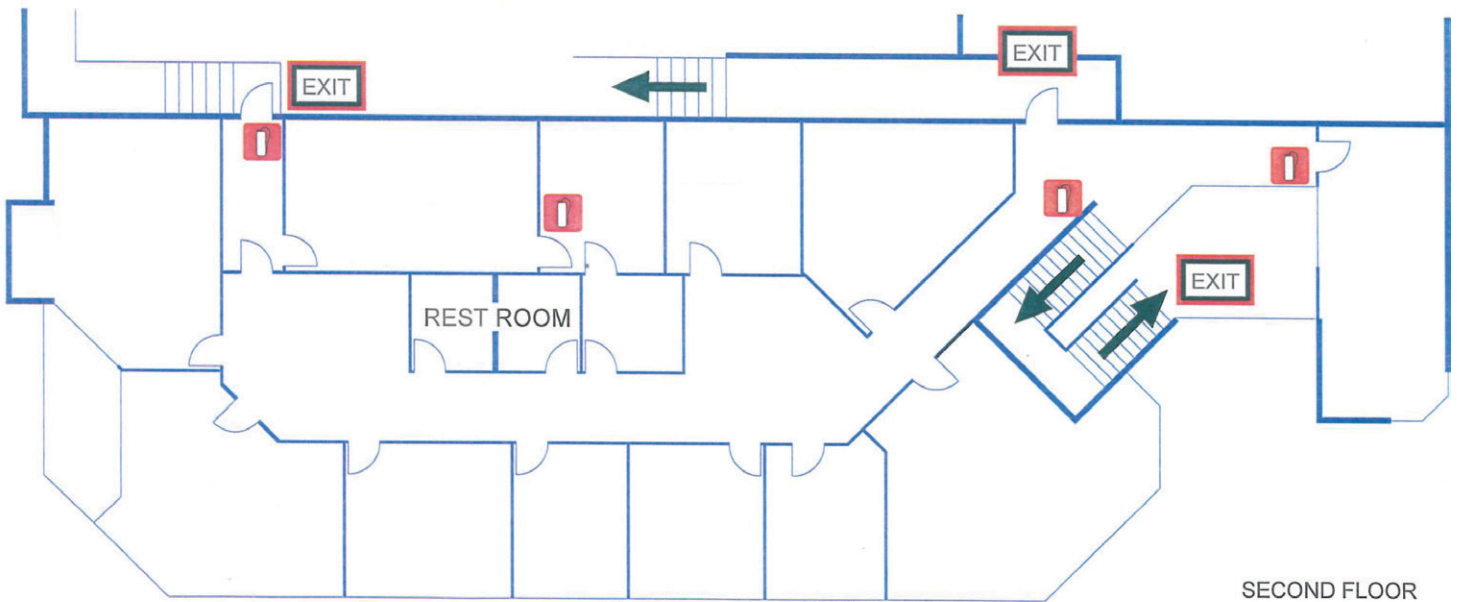
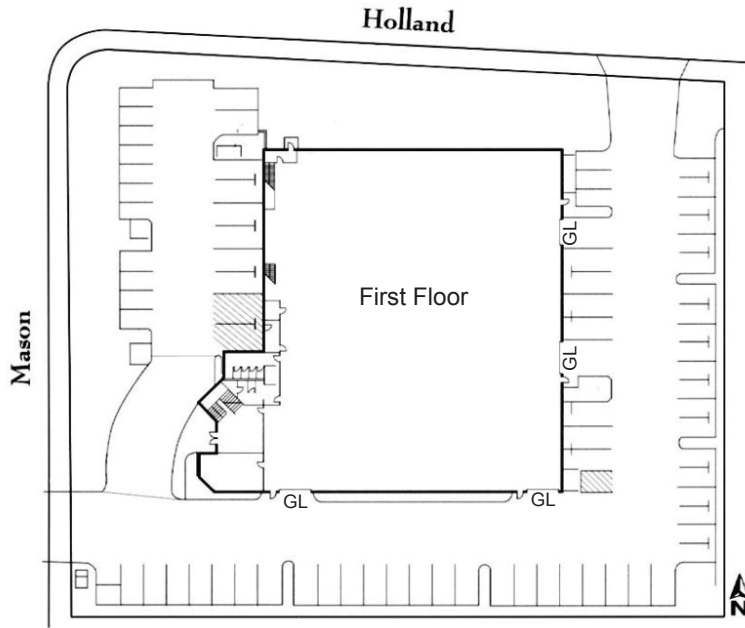
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