



PHOENIX BUSINESS CENTER

1 MARCONI, IRVINE, CALIFORNIA



±354,840 SF Industrial/
Distribution Project

Units from ±10,000 SF
up to ±40,000 SF

Rare Distribution Project
in the Heart of the
Irvine Spectrum

Dock High and
Ground Level Loading

±24' Warehouse
Clearance

.45/3,000/SF GPM
Sprinkler System

One Mile to Irvine
Spectrum Center

Direct Access to the 5,
405, and 133 Freeways

CONTACTS

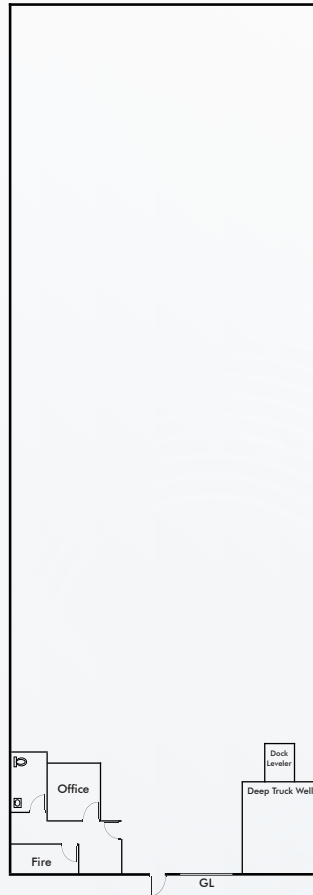
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**PHOENIX
BUSINESS
CENTER**
IRVINE SPECTRUM

1 MARCONI – SUITE E



±9,600 SF

- ±414 SF of Single-Story Office Area
- One (1) Dock High Door
- One (1) Ground Level Door
- ±24' Minimum Warehouse Clearance
- 1:1,000 Parking Ratio

