



# 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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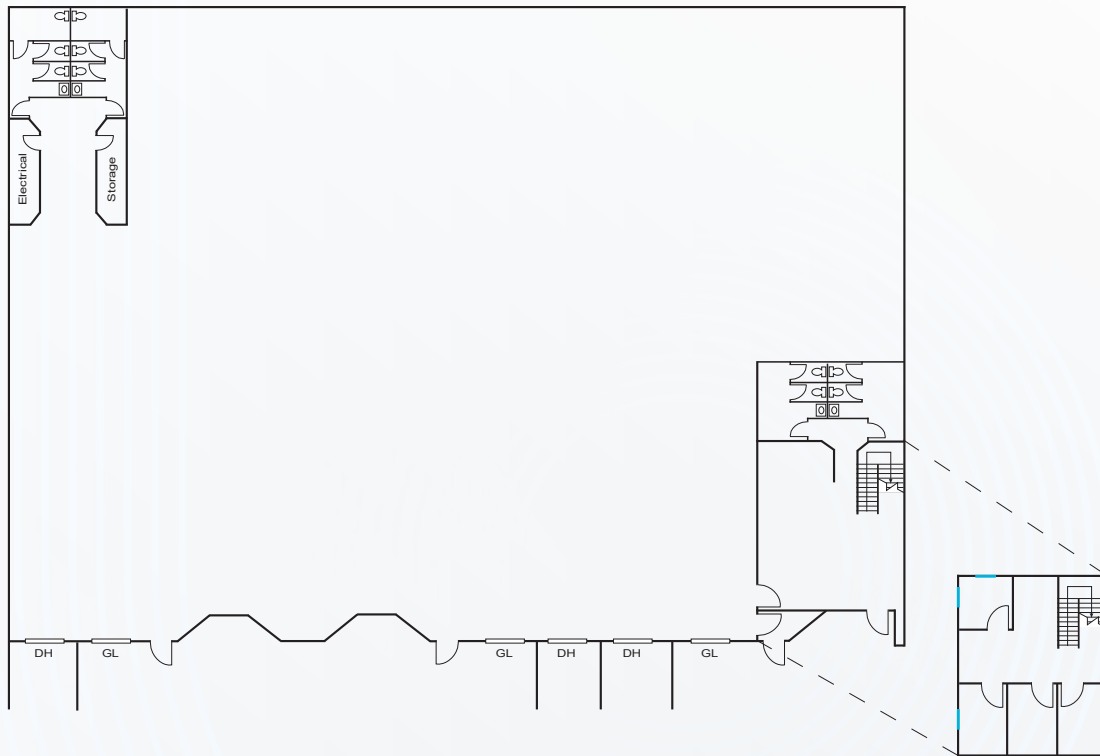
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**PHOENIX  
BUSINESS  
CENTER**  
IRVINE SPECTRUM

# 1 MARCONI – SUITES C & D

## FIRST FLOOR



## SECOND FLOOR

**±29,700 SF**

- ±2,000 SF of Two-Story Office Area
- Three (3) Dock High Doors
- Three (3) Ground Level Doors
- ±24' Minimum Warehouse Clearance
- ±1,600 Amps, 277/480 Volt, 3 Phase electrical panel
- 2:1,000 Parking Ratio

