



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

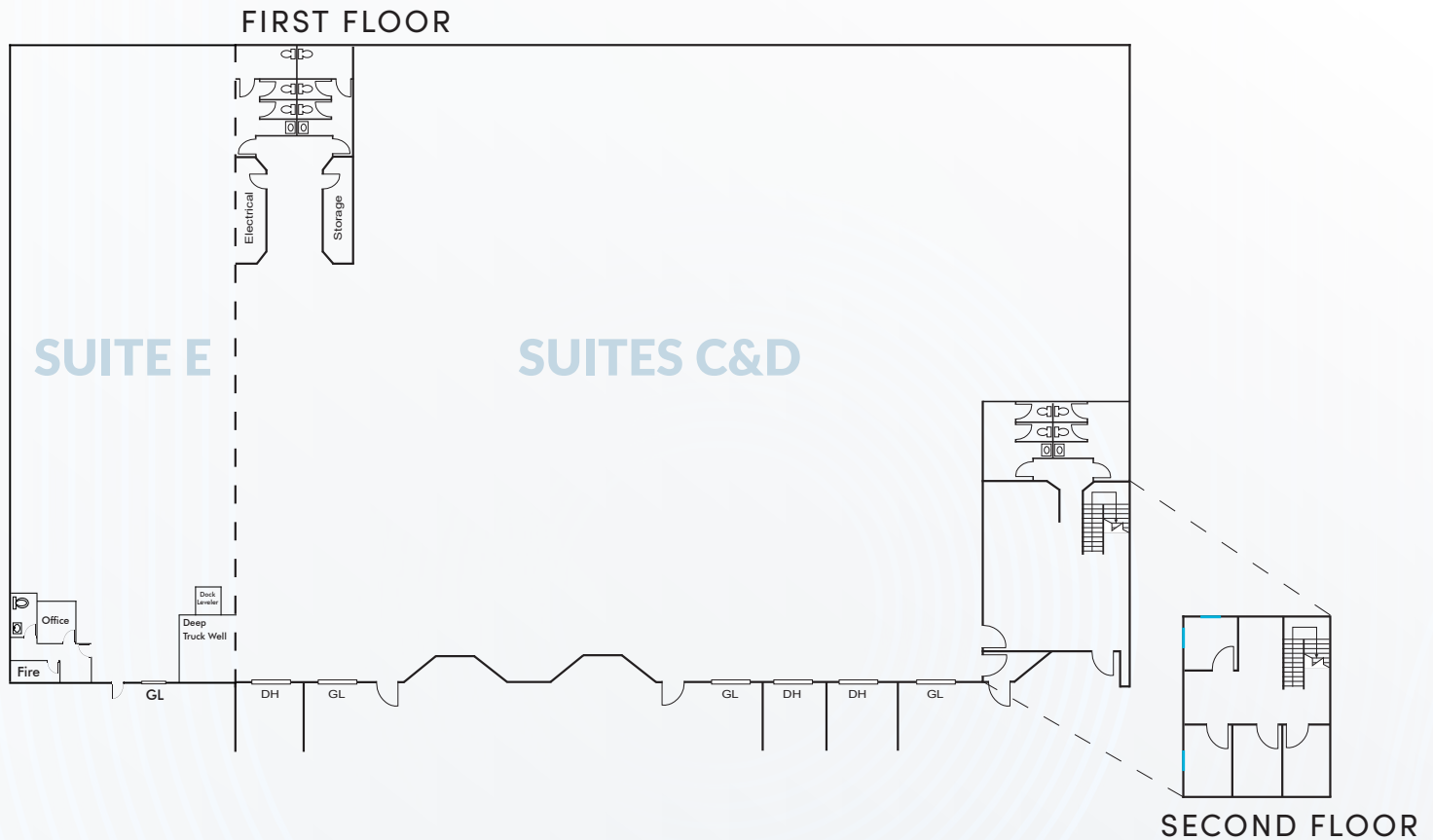
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1 MARCONI – SUITES C, D & E



±39,300 SF

- ±2,500 SF of Office Area
- Four (4) Dock High Doors
- Four (4) Ground Level Door
- ±24' Minimum Warehouse Clearance
- ±2:1,000 Parking Ratio
- ±1,600 Amps, 277/480 Volt, 3 Phase electrical panel

