



# PHOENIX BUSINESS CENTER

15041 BAKE PKWY, 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

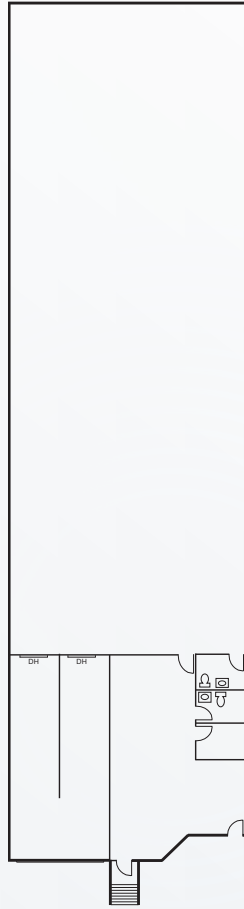
## CONTACTS

**GREGG HALY**  
Executive Vice President  
Lic. 00937913  
+1 949 725 8632  
gregg.haly@cbre.com

**JEFF CARR**  
Senior Vice President  
Lic. 01009600  
+1 949 725 8631  
jeff.carr@cbre.com



# 15041 BAKE PKWY – SUITE I



**±13,200 SF**

- ±1,000 SF of Single-Story Office Area
- Two (2) Dock High Doors
- ±24' Minimum Warehouse Clearance
- 1:1,000 Parking Ratio

