

INTRODUCING IRVINE'S NEWEST CLASS A INDUSTRIAL DEVELOPMENT

17451 VON KARMAN AVENUE, IRVINE, CA

±137,698 SQUARE FEET



OWNED, DEVELOPED
AND MANAGED BY



CLARION
PARTNERS

DELIVERING
Q3 2023

EXCLUSIVELY
MARKETED BY

CBRE

BUILDING FEATURES



Building Size

±137,698 SF



Land Size

±6.22 Acres



Office Space

±8,877 SF
(4,119 SF Mezzanine)



Loading

15 DH Positions
(Expandable to 20) /
1 Ground Level



Clear Height

36' Minimum



Fire Sprinklers

ESFR with
K-22 Heads



Parking

103 Vehicle Stalls



Power

2000 AMP UGPS
with 2000 AMP Main
Switchboard



Truck Court

Up to 154',
100% Concrete
and Fully Secured

SITE PLAN



LOCATION OVERVIEW

9.9MM
SF OF INDUSTRIAL
IN IBC

53%
YEAR OVER YEAR
RENT GROWTH

432K
SF OF INDUSTRIAL
U/C IN IBC

1.6%
VACANCY RATE
IN IBC

ABOUT THE IBC

- One of the preeminent master-planned mixed-use communities in California.
- Less than 1 mile to John Wayne Airport (SNA).
- Almost immediate access to both the 405 and 55 Freeways.
- Walking distance to highly-revered restaurants, retail and hotels.
- Minutes to coastal neighborhoods and executive housing communities.
- Home to nearly 25,000 full-time residents, more than 17,000 residential units and 4,000 businesses.

PORTS OF
LB/LA

LOS
ANGELES

SOUTH
COAST
PLAZA

JOHN
WAYNE
AIRPORT

405

55

73

55

9TH ST.
PARTNERS

IRVINE BUSINESS COMPLEX

MACARTHUR BLVD.
MAIN STREET

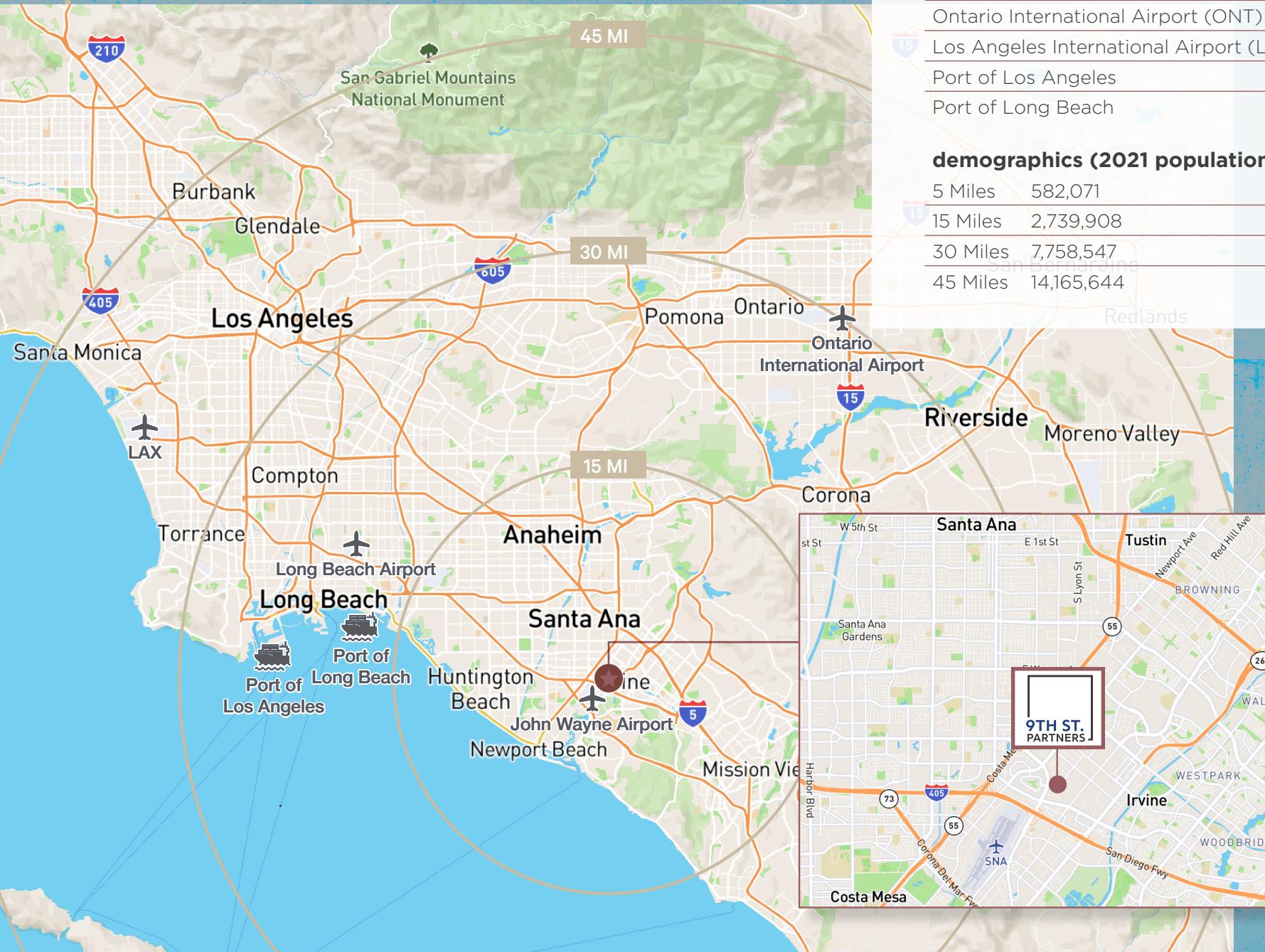
RED HILL AVENUE

ALTON PARKWAY

VON KARMAN AVENUE

DRIVE TIMES & DEMOGRAPHICS

Centrally Located - 5 Minutes to 6 Major Freeways



drive times

John Wayne Airport (SNA)	1.3 Miles
Ontario International Airport (ONT)	36.1 Miles
Los Angeles International Airport (LAX)	41.8 Miles
Port of Los Angeles	34.8 Miles
Port of Long Beach	33.4 Miles

demographics (2021 population)

5 Miles	582,071
15 Miles	2,739,908
30 Miles	7,758,547
45 Miles	14,165,644



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