

PHOENIX BUSINESS CENTER

15041 & 15091 BAKE PARKWAY
1 MARCONI
IRVINE SPECTRUM

F O R L E A S E

CBRE

INDUSTRIAL/DISTRIBUTION UNITS FROM
±10,000 SF UP TO ±50,000 SF

PROJECT OVERVIEW / HIGHLIGHTS

±354,840 SF Industrial/
Distribution Project

Units from ±10,000 SF
up to ±50,000 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





LAKE FOREST DRIVE

IRVINE CENTER DRIVE

RESEARCH



BAKE PARKWAY



BARRANCA PARKWAY

MUJIRLANDS

MARCONI

PHOENIX
BUSINESS
CENTER

IRVINE SPECTRUM

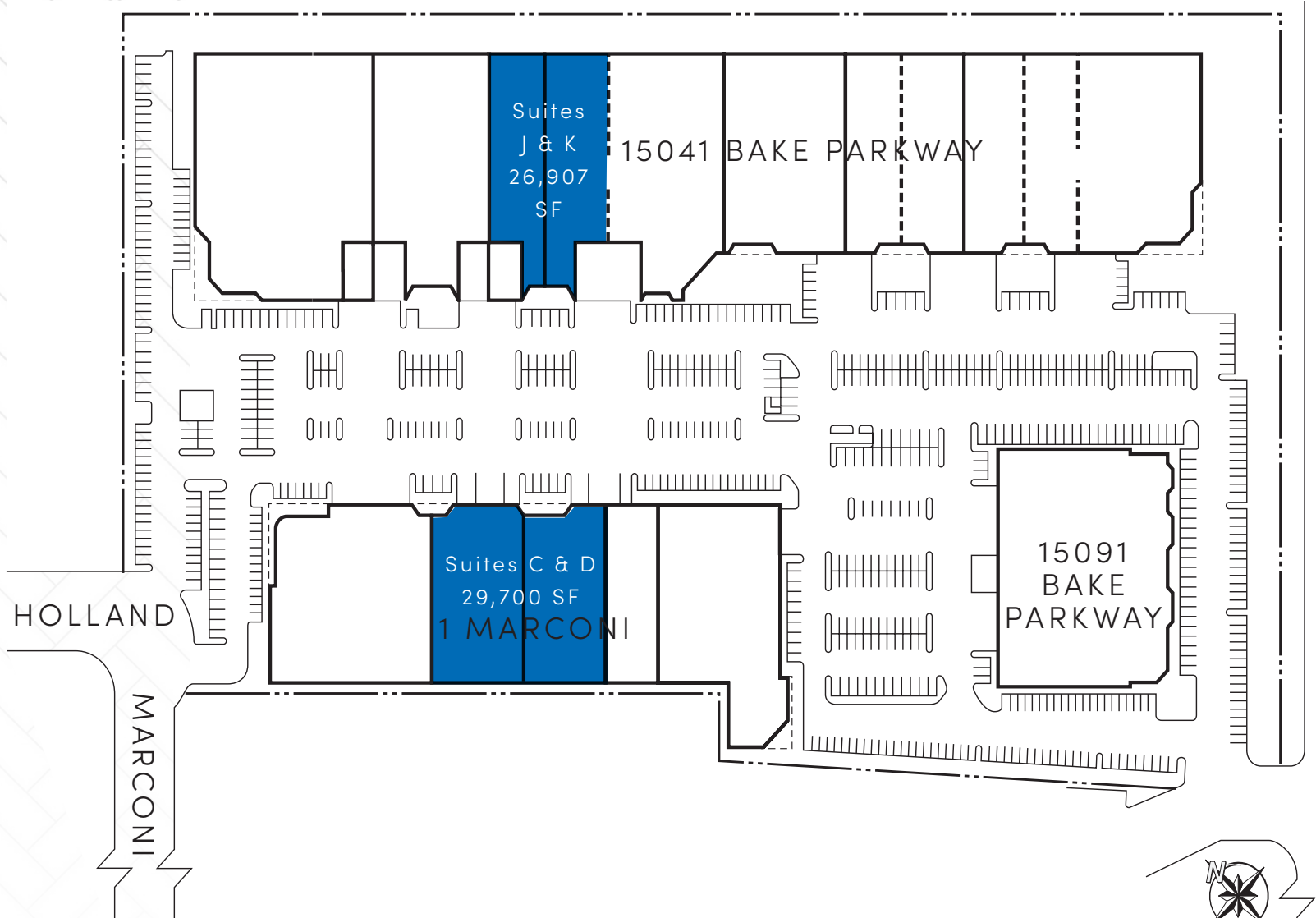
ALTON PARKWAY

IRONIMO

TOLEDO



SITE PLAN



AVAILABLE UNITS

ADDRESS	SIZE OFFICE SF	ASKING RATE	AVAILABILITY DATE
15041 BAKE PARKWAY UNITS J&K	±26,907 SF ±1,000 SF	\$1.59/SF NNN	60-Day Notice
1 MARCONI UNITS C&D	±29,700 SF ±2,000 SF	\$1.59/SF/NNN	1/1/2025

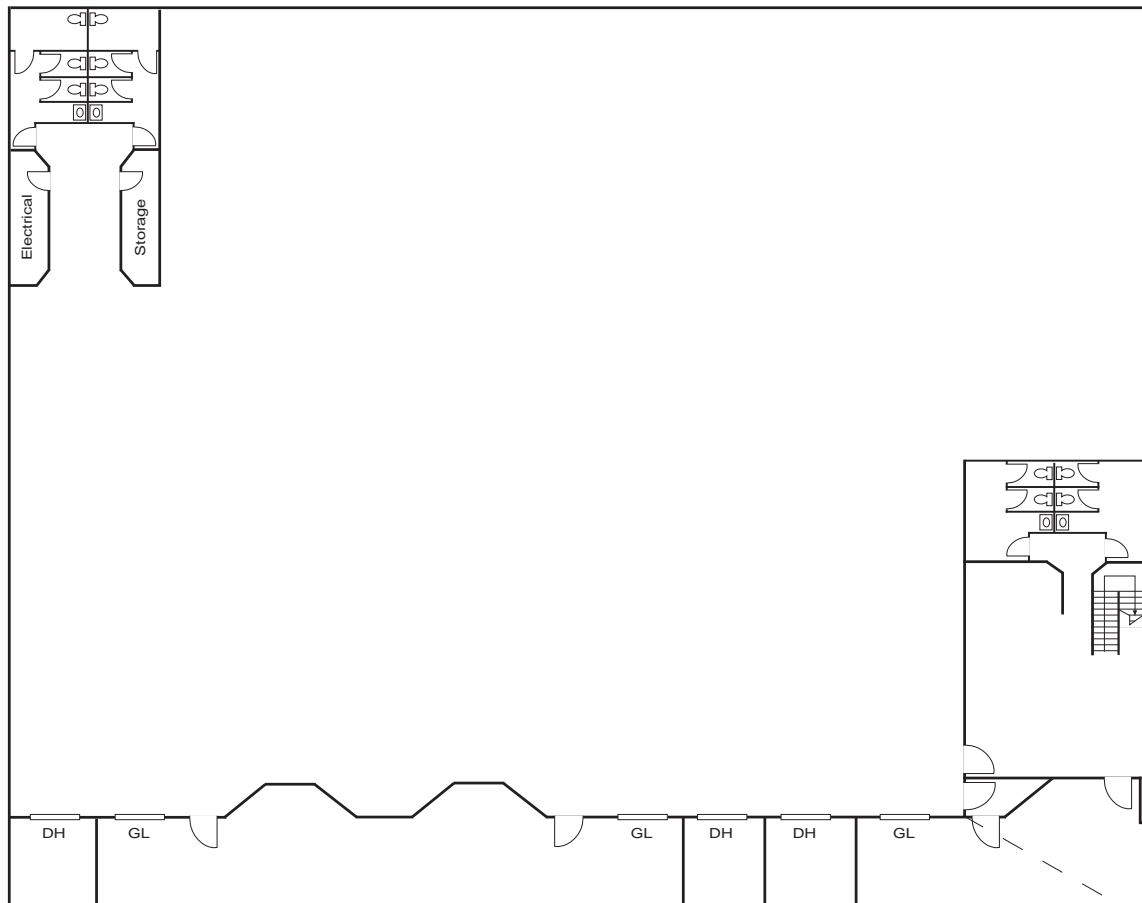


*NNN Expenses are Approximately \$0.21/SF

1 MARCONI UNITS C&D

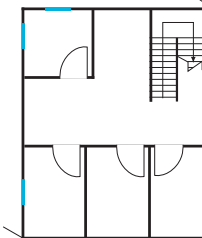
±29,700 SQUARE FEET

FIRST FLOOR



- › ±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

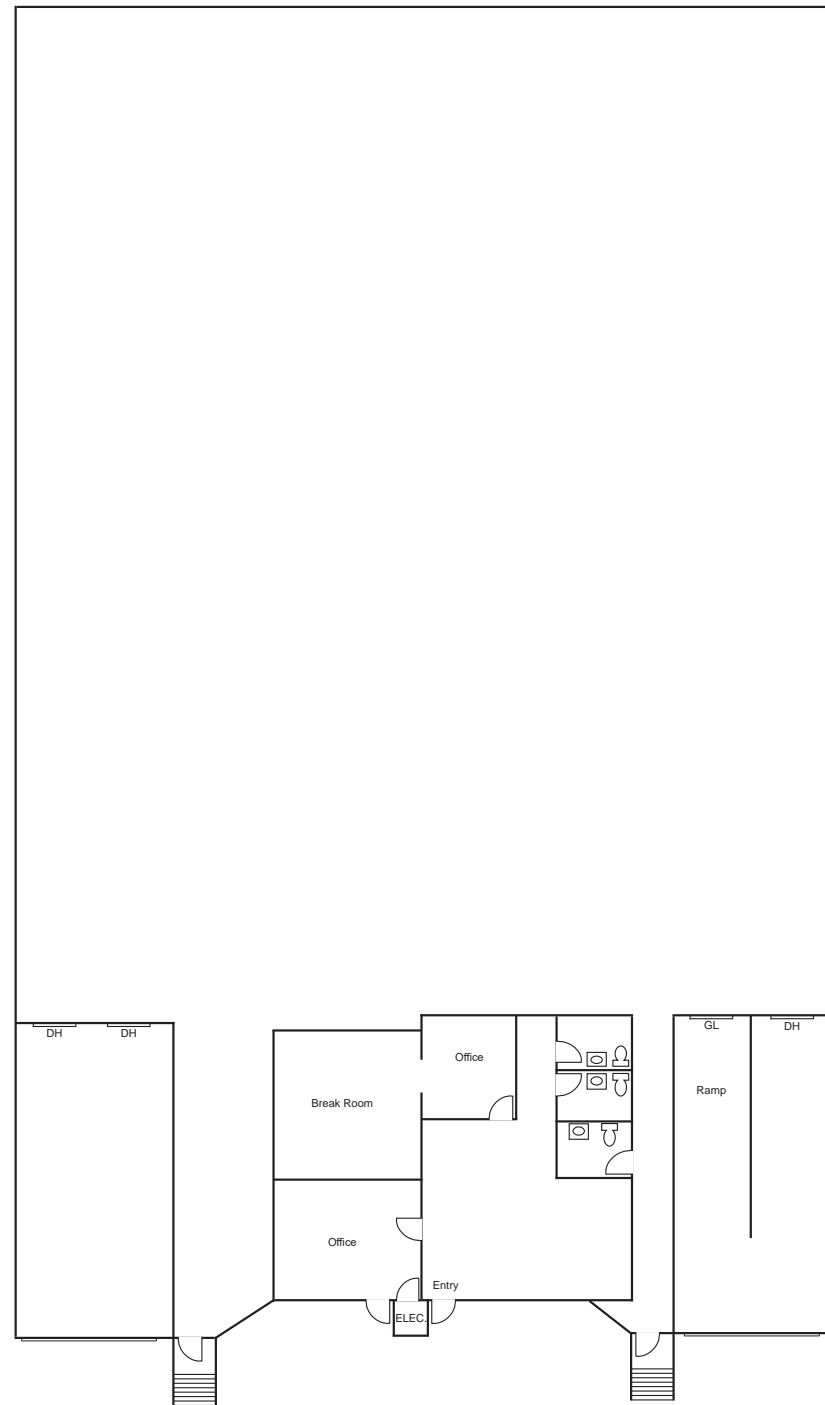
SECOND FLOOR



15401 BAKE PARKWAY UNITS J&K

±26,907 SQUARE FEET

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



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CBRE

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