

# FOR LEASE

±4,534-11,068 SF INDUSTRIAL/R&D UNITS

EXCELLENT  
±26' WAREHOUSE  
CLEARANCE

## MK BUSINESS CENTER III

601, 611-621 WALD, IRVINE, CA 92618

# Voit

REAL ESTATE SERVICES



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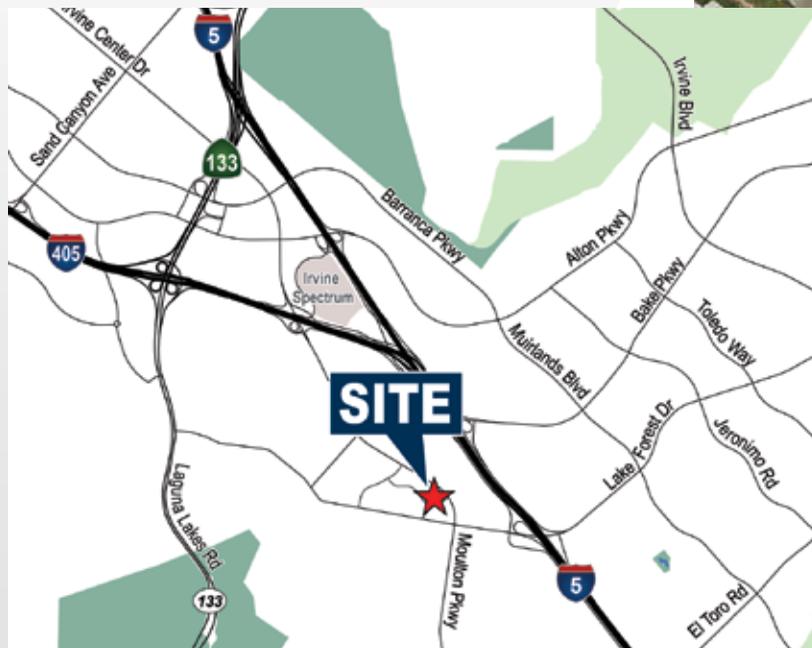
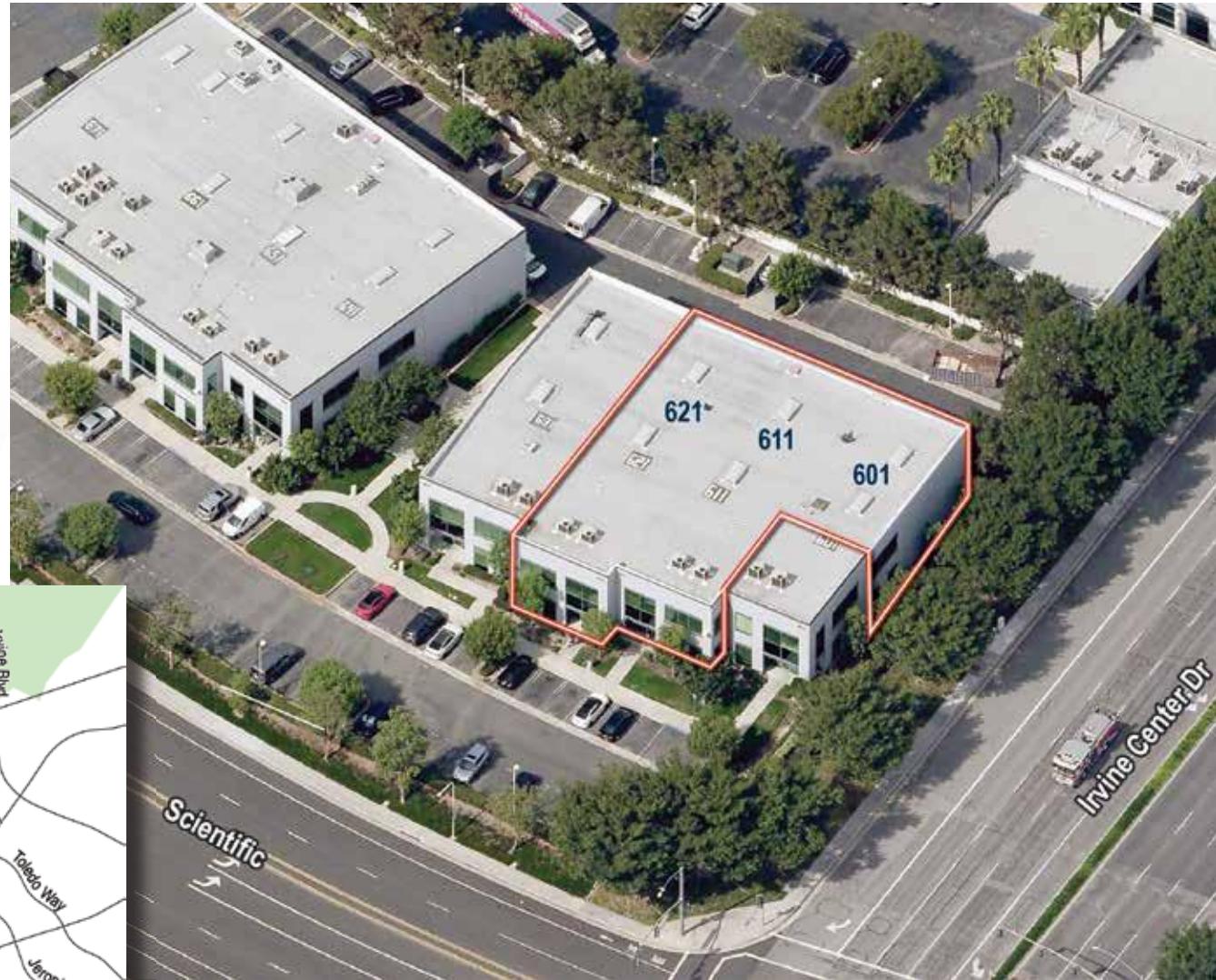
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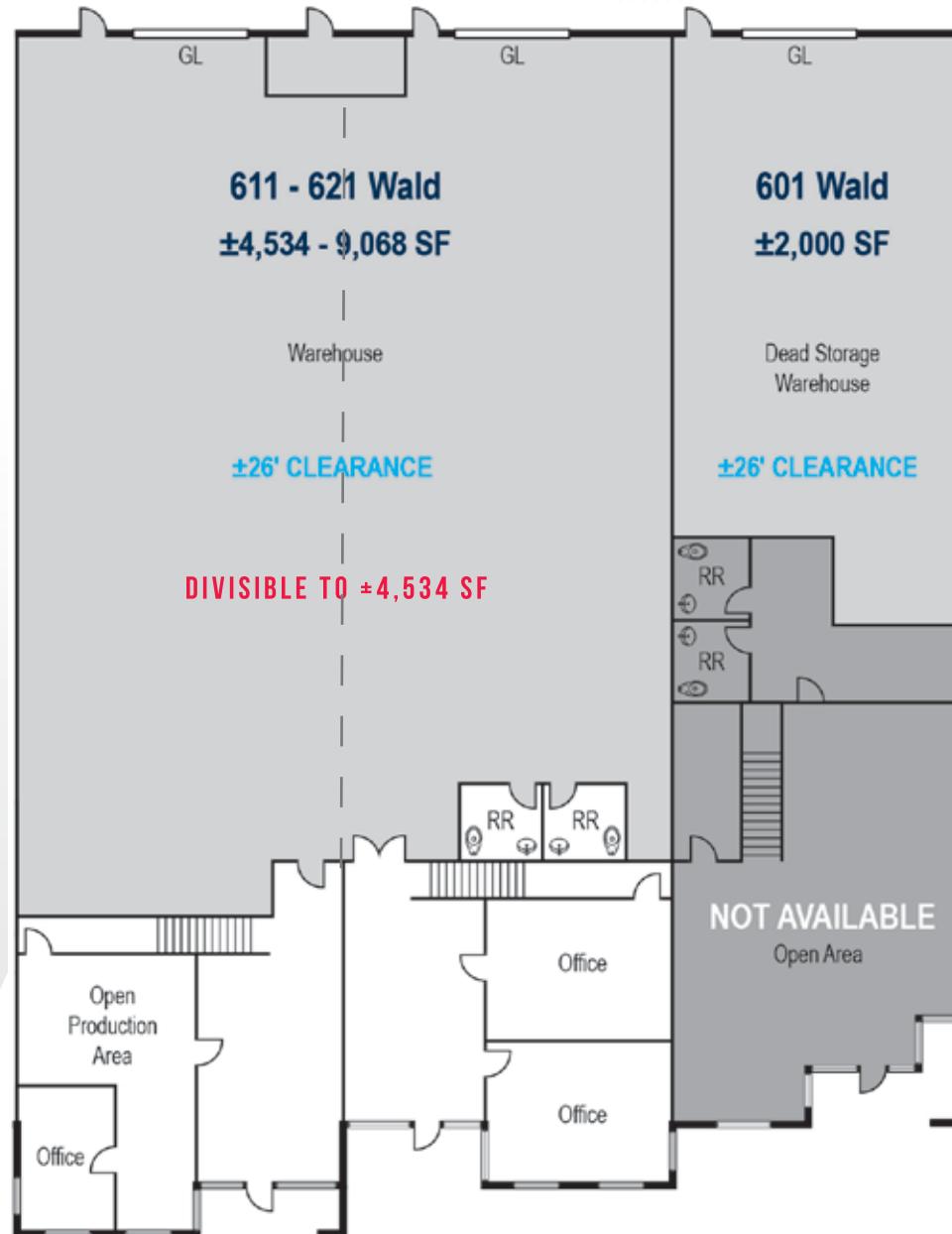
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## PROPERTY FEATURES:

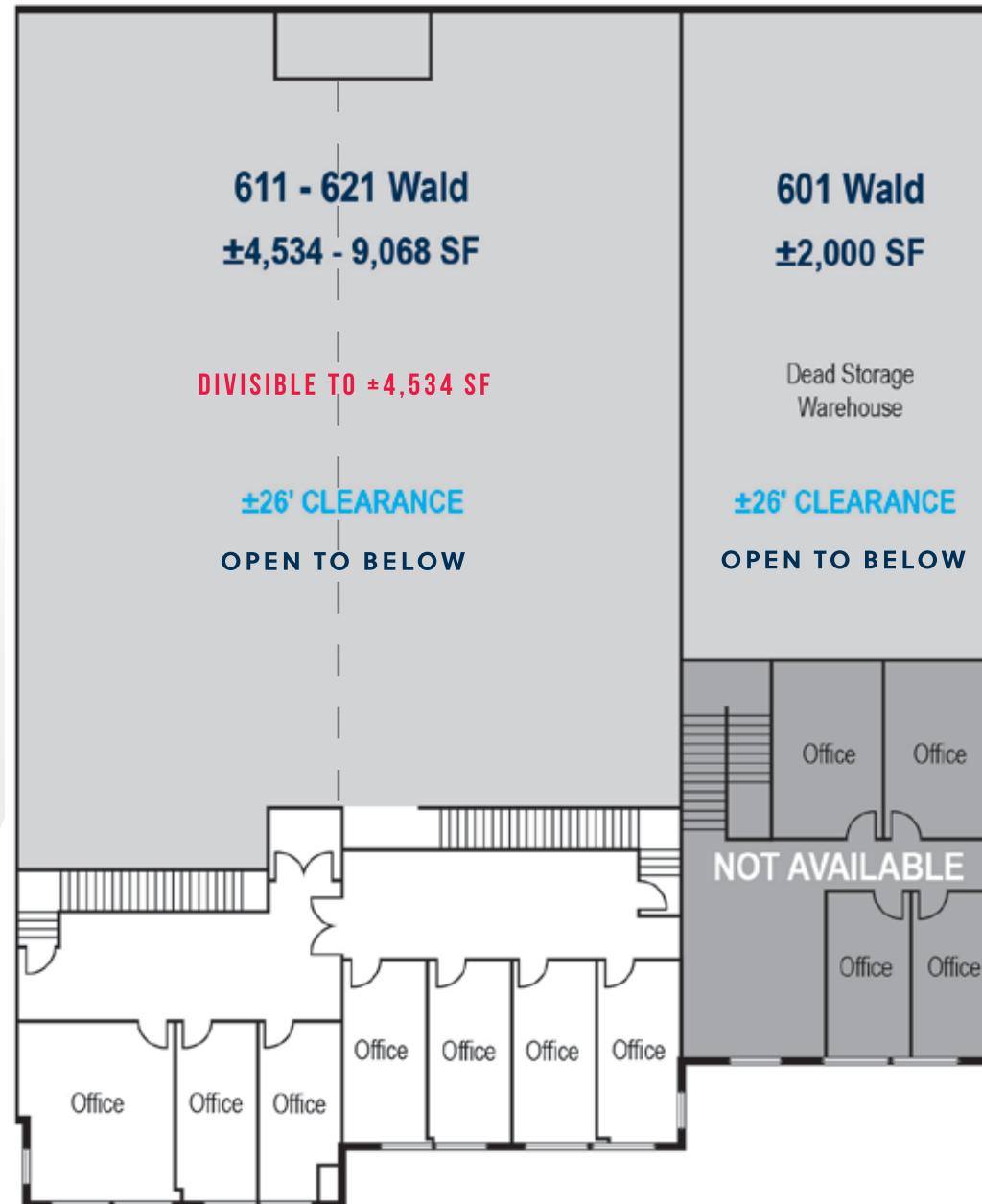
- PARKING 2.8:1,000
- GROUND LEVEL LOADING
- ±26' CLEAR HEIGHT
- SPRINKLERS - YES
- 250 AMP PANELS
- YEAR BUILT - 2003
- 5.4A GENERAL INDUSTRIAL ZONING
- CONSTRUCTION TYPE - CTU
- EASY ACCESS TO 5, 405, & 133 FREEWAYS
- CLOSE PROXIMITY TO RESTAURANTS/AMENITIES



# FIRST FLOOR - CAN BE COMBINED FOR ±4,534-11,068 SF



## SECOND FLOOR - CAN BE COMBINED FOR ±4,534-11,068 SF



## 601 WALD - ±2,000 SF (DEAD STORAGE)

<b>PROPERTY ADDRESS:</b>	601 Wald, Irvine CA 92618
<b>BUILDING SQUARE FEET:</b>	Approximately 2,000 square feet (Can be combined with 611 & 621 for a total of ±6,534-11,068 SF)
<b>CLEAR HEIGHT:</b>	±26'
<b>GROUND LEVEL DOORS:</b>	1
<b>POWER:</b>	250 Amps Total
<b>SPRINKLERS:</b>	Yes



## 611 WALD - ±4,534 SF

<b>PROPERTY ADDRESS:</b>	611 Wald, Irvine CA 92618
<b>BUILDING SQUARE FEET:</b>	Approximately 4,534 square feet (Can be combined with 621 & 601 for a total of ±9,068-11,068 SF)
<b>OFFICE SQUARE FEET:</b>	±2,000 SF
<b>CLEAR HEIGHT:</b>	±26'
<b>GROUND LEVEL DOORS:</b>	2
<b>POWER:</b>	250 Amps Total (Each Unit)
<b>SPRINKLERS:</b>	Yes
<b>NETS:</b>	\$0.58 PSF
<b>SIGNAGE:</b>	On Irvine Center Drive

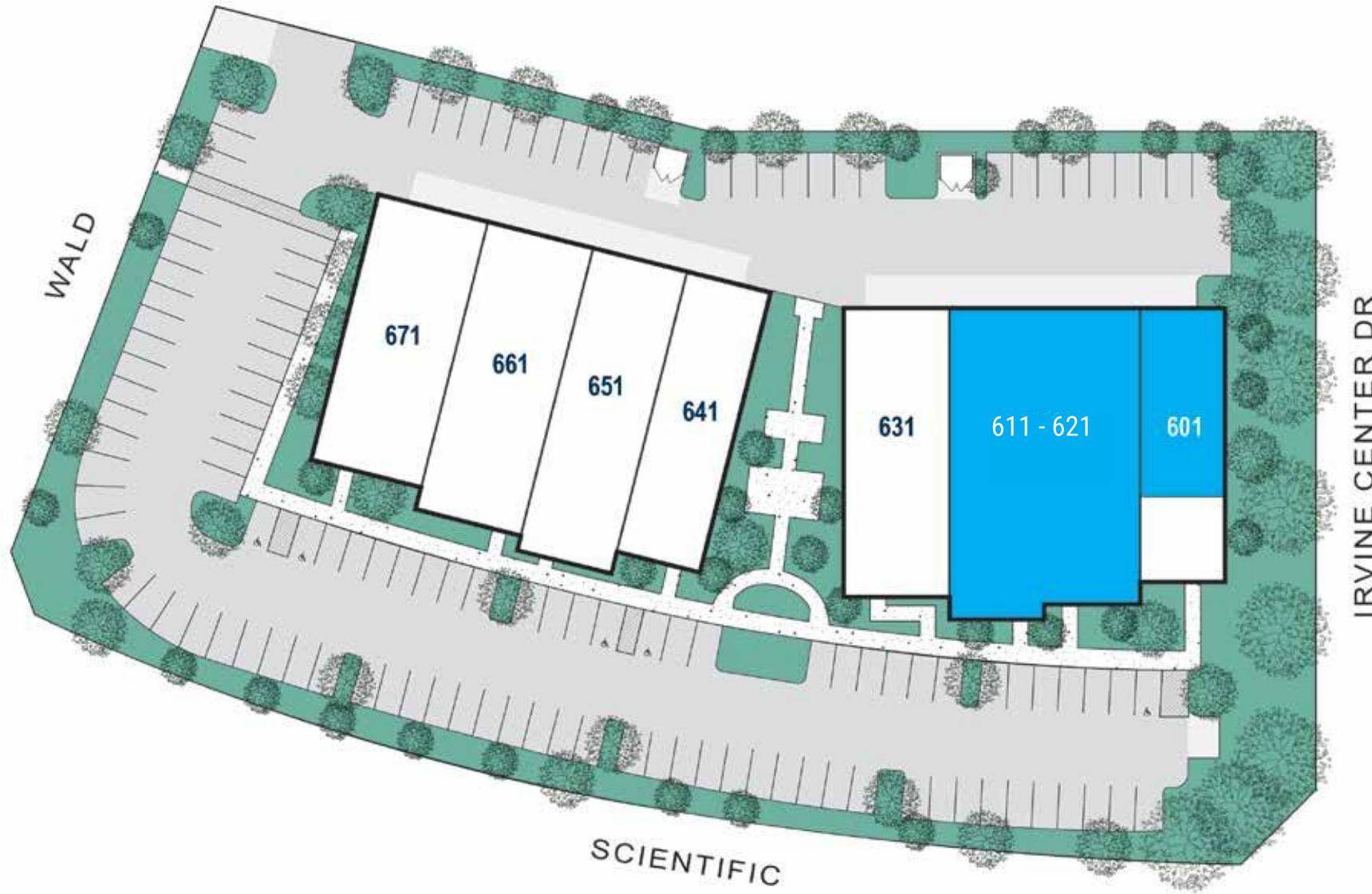


## 621 WALD - ±4,534 SF

<b>PROPERTY ADDRESS:</b>	621 Wald, Irvine CA 92618
<b>BUILDING SQUARE FEET:</b>	Approximately 4,534 square feet (Can be combined with 611 & 601 for a total of ±9,068-11,068 SF)
<b>OFFICE SQUARE FEET:</b>	±2,000 SF
<b>CLEAR HEIGHT:</b>	±26'
<b>GROUND LEVEL DOORS:</b>	2
<b>POWER:</b>	250 Amps Total (Each Unit)
<b>SPRINKLERS:</b>	Yes
<b>NETS:</b>	\$0.58 PSF
<b>SIGNAGE:</b>	On Irvine Center Drive



# SITE MAP



# AMENITIES MAP





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