



±91,600 SF Available  
Q1 2025 Delivery

# LogistiCenter<sup>SM</sup> at Irvine II

2 Sterling  
Irvine, California

Warehouse / Distribution | For Lease



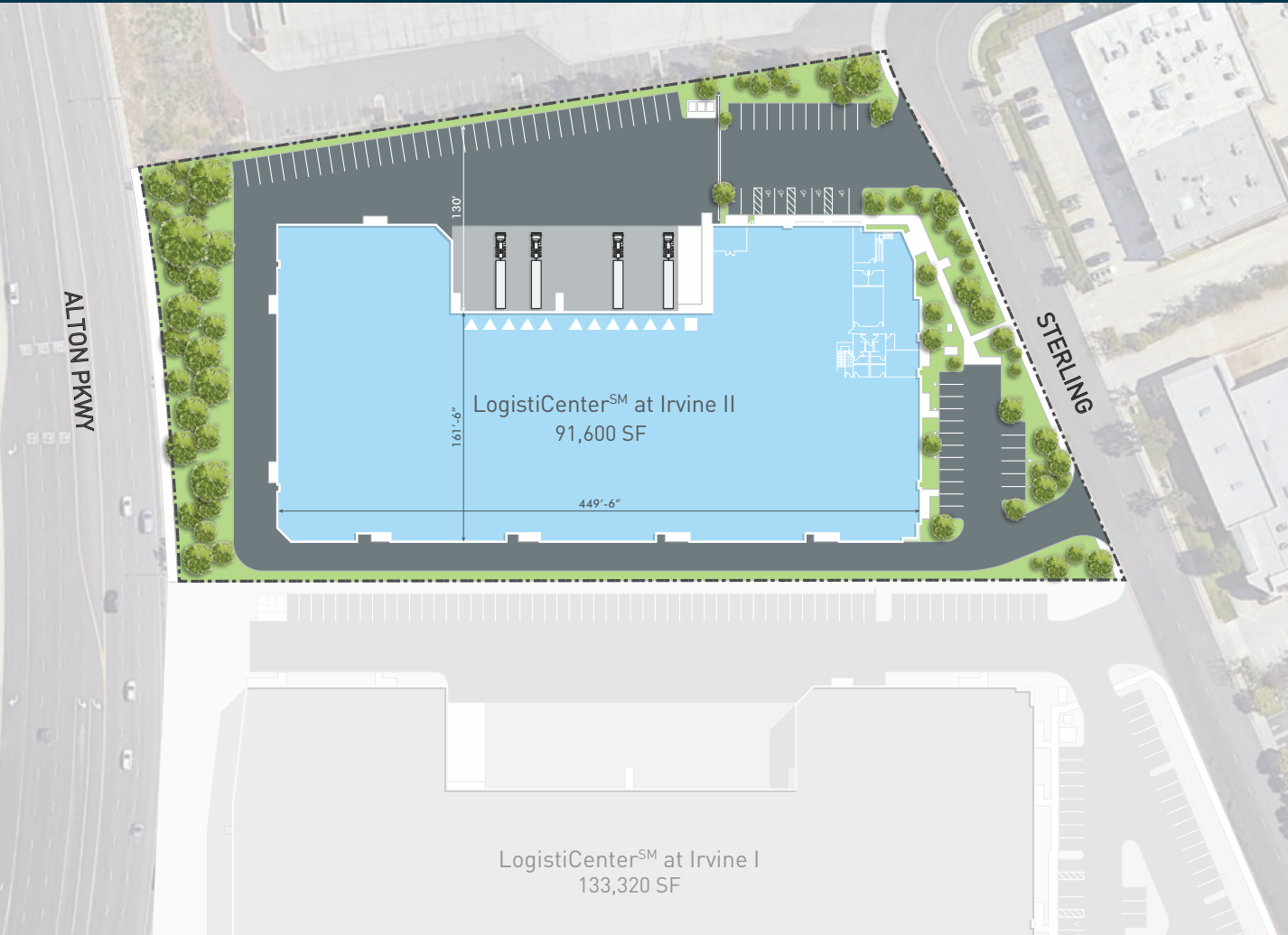
**DERMODY  
PROPERTIES**

**CBRE**

[Dermody.com](http://Dermody.com)

# Property Overview

## LogistiCenter<sup>SM</sup> at Irvine II



### BUILDING SPECIFICATIONS

Footprint	91,600 SF
Lot Size	4.4 Acres
Office Space	8,200 SF
Power	4,000 Amp 277/480 Volt
Sprinkler System	ESFR K-25 heads
Clear Height	36'
Column Spacing	56' x 50'
Speed Bay	56' x 60'
Dock-High Doors	Eleven (11)
Ground Level Doors	One (1)
Car Parking	74 Stalls

### UTILITIES

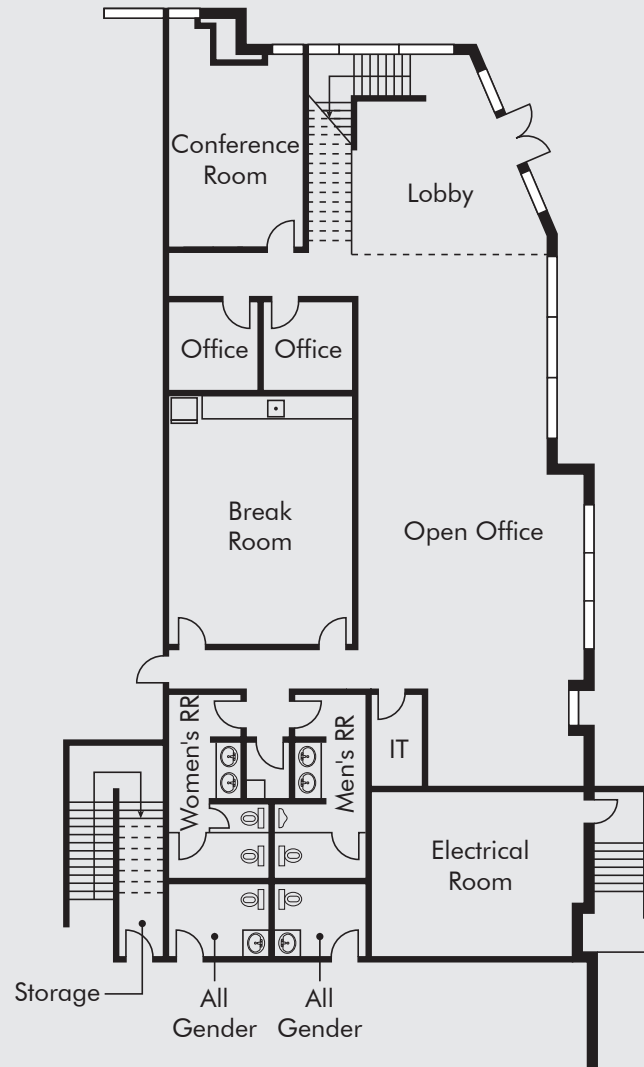
Electric	SoCal Edison
Water	Irvine Ranch Water District
Sewer	Irvine Ranch Water District

LogistiCenter<sup>SM</sup> at Irvine II is a ±91,600 SF freestanding industrial building on 4.4 acres/191,664 SF. This building boasts Class A construction and design. LogistiCenter<sup>SM</sup> at Irvine I, located next door, is a ±133,320 SF industrial building on 6 acres/260,170 SF and both buildings can be leased separately or together for a total of ±224,920 SF.

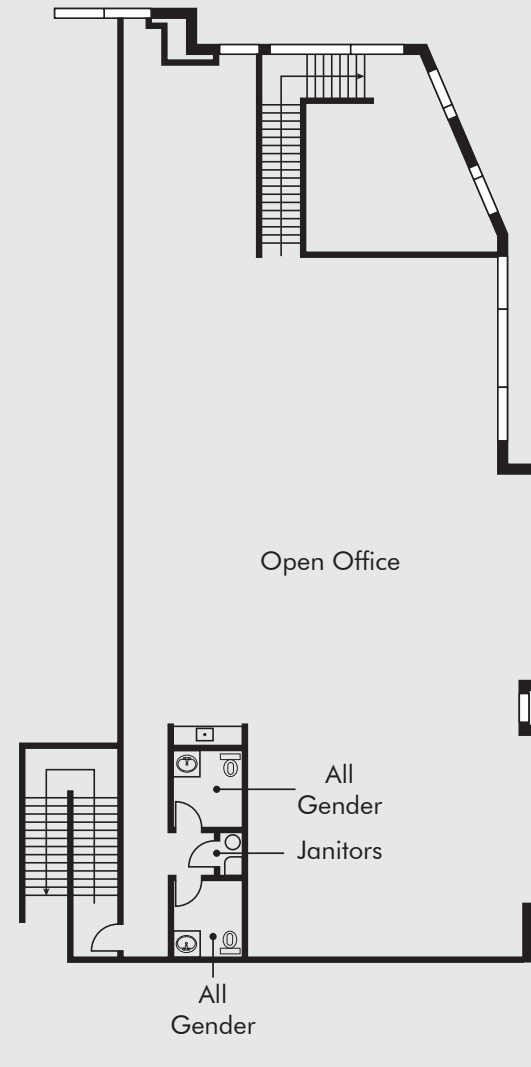
LogistiCenter<sup>SM</sup> at Irvine II features: 8,200 SF of office/mezzanine, 36' clear height, 56' x 50' column spacing, 11 dock high doors with dock bumpers, 1 ground level door, 2.5% skylights, ESFR fire sprinklers w/ K-25 heads, 74 parking stalls, concrete truck court & 4,000 amp UGPS, 277/480 volt, 3-phase, 4-wire 4,000 amp metered service in building power. LogistiCenter<sup>SM</sup> at Irvine II will also be LEED certified.

# Office Layout - Ground & Mezzanine Level

LogistiCenter<sup>SM</sup> at Irvine II



Ground Floor Office



Mezzanine Office



# Location Map - Proximity to Freeways

## LogistiCenter<sup>SM</sup> at Irvine II



Situated strategically near a network of major freeways and state routes, LogistiCenter<sup>SM</sup> at Irvine II stands as an exceptional industrial facility that optimizes efficiency and convenience. Its prime location allows for seamless access to arterial roadways, enabling swift transportation to and from the facility.

This property enjoys the unparalleled advantage of being in close proximity to the thriving Santa Ana Freeway (5). As one of Southern California's major north-south corridors, the 5 Fwy serves as a crucial lifeline for transportation. This freeway effortlessly connects the property to prominent destinations, facilitating seamless movement of goods and materials.

Complementing the accessibility offered by the 5 Fwy, LogistiCenter<sup>SM</sup> at Irvine II also benefits from its proximity to the San Diego Freeway (405), another vital artery in the region. The 405 Fwy provides convenient access to both Orange and Los Angeles Counties.

With the advantage of being close to these prominent freeways, LogistiCenter<sup>SM</sup> at Irvine II empowers businesses to optimize their operations. The efficient transportation network allows for swift delivery of goods and seamless access to suppliers and clients.

FREWAYS	MILES
Santa Ana (5)	1.3
San Diego (405)	1.7
Laguna Canyon Road (133)	2.5
Foothill Transportation Corridor (241)	4.0
San Joaquin Hills Toll Road (73)	7.8







**IRVINE SPECTRUM CENTER**

Logos for: California Pizza Kitchen, Chipotle Mexican Grill, Dave & Buster's, Cheesecake Factory, Nike, Yard House, Target, Edwards Theatres, Starbucks, Apple, Nordstrom, Verizon, P.F. Chang's, and Wahoo's.

**SAND CANYON PLAZA**

Logos for: See's Candies, 7-Eleven, Hydration Room, Chipotle Mexican Grill, and SAJJ.

Logos for: Courtyard by Marriott and Marriott.

**ALTON TECHNOLOGY CTR**

Logos for: Best Buy, Costco Wholesale, Shell, Living Spaces, and Home Depot.

**IRVINE TRANSPORTATION CENTER**

Logos for: Amtrak, Metrolink, and OCTA.

**LogistiCenter<sup>SM</sup> at Irvine II**



**LogistiCenter<sup>SM</sup> at Irvine I**



**LOS OILVOS MARKETPLACE**

Logos for: 7-Eleven, Biryani Point, Pong, Piper Preschool, The Head Shop, Flame & Broiler, and Fukada.

**LOS OILVOS MARKETPLACE**



Logos for: Chase, Club Pilates, The UPS Store, Orangetheory Fitness, Naturepedic, Hoag, Burgerlounge, Wells Fargo, LensCrafters, and others.

# Aerial Map

## Top-Tier Amenities

South Orange County is a haven for amenities, offering a wide range of options to cater to every interest and preference. This vibrant area boasts an array of shopping options, including the popular Irvine Spectrum Center, which features a variety of shops, restaurants, and entertainment venues. South Orange County also offers excellent schools, healthcare facilities, and convenient access to major highways, making it a highly desirable place to live, work, and play.

### MAP KEY

-  LogistiCenter<sup>SM</sup> at Irvine I
-  LogistiCenter<sup>SM</sup> at Irvine II





## LogistiCenter<sup>SM</sup> at Irvine II

2 Sterling  
Irvine, California

±91,600 SF

### About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit [www.Dermody.com](http://www.Dermody.com).

### About the LogistiCenter<sup>SM</sup> Brand

LogistiCenter<sup>SM</sup> is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter<sup>SM</sup> facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

### About CBRE

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