



±133,320 SF Available
Q1 2025 Delivery

LogistiCenterSM at Irvine I

4 Sterling

Irvine, California

Warehouse / Distribution | For Lease



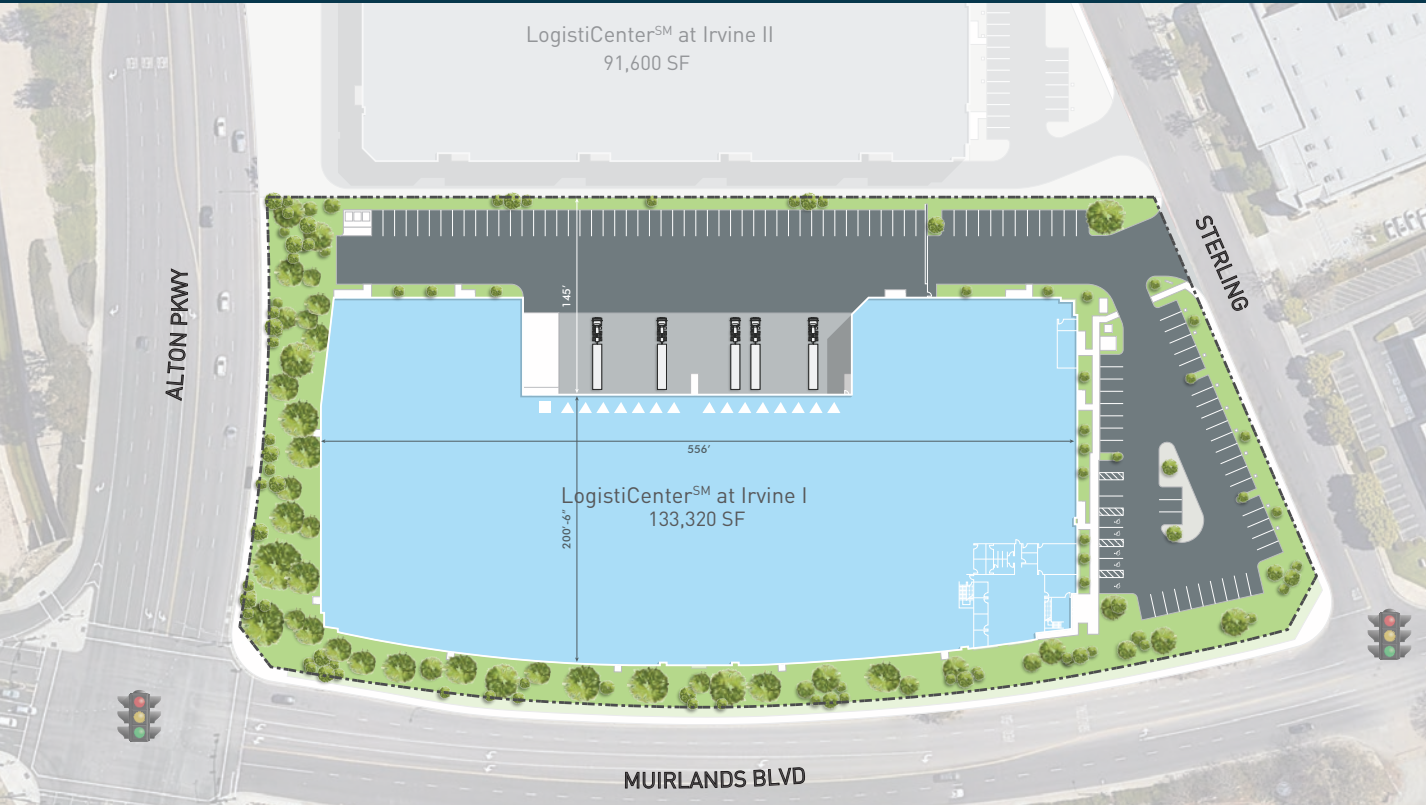
**DERMODY
PROPERTIES**

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Property Overview

LogistiCenterSM at Irvine I



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

LogistiCenterSM at Irvine I features: 10,000 SF of office/mezzanine, 36' clear height, 56' x 50' column spacing, 15 dock high doors with dock bumpers, 1 ground level door, 2.5% skylights, ESFR fire sprinklers w/ K-25 heads, 108 parking stalls, 135' concrete truck court & 4,000 amp UGPS, 277/480 volt, 3-phase, 4-wire 4,000 amp metered service in building power. LogistiCenterSM at Irvine I will also be LEED certified.

BUILDING SPECIFICATIONS

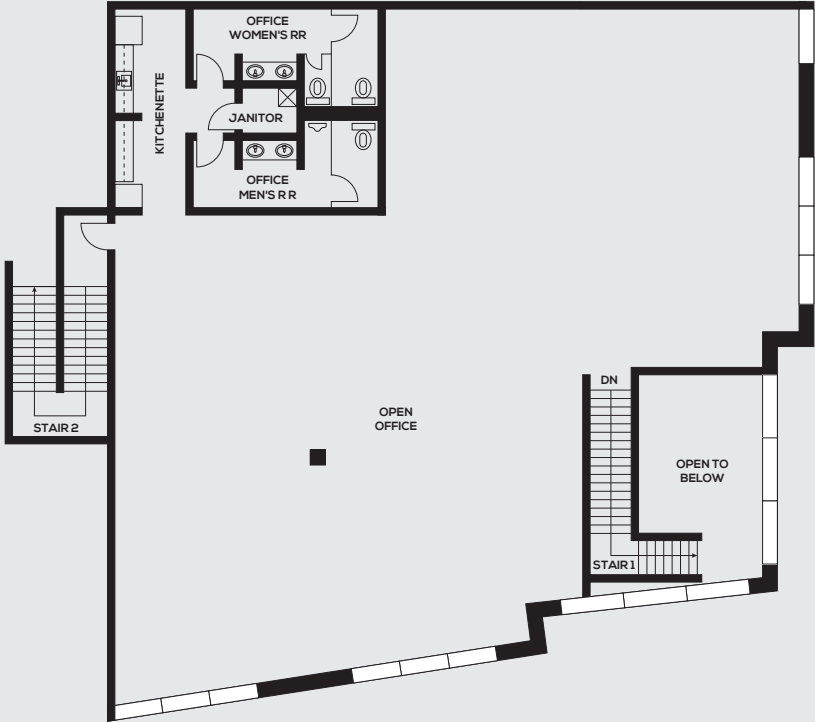
Footprint	133,320 SF
Lot Size	6 Acres
Office Space	10,000 SF
Power	4,000 AMPS 277/480 Volt
Sprinkler System	ESFR K25 heads
Clear Height	36'
Column Spacing	56'x50'
Speed Bay	56'x50'
Dock-High Doors	Fifteen (15)
Ground Level Doors	One (1)
Car Parking	108 Stalls

UTILITIES

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

Office Layout - Ground & Mezzanine Level

LogistiCenterSM at Irvine I



Ground Floor Office

Mezzanine Office

Location Map - Proximity to Freeways

LogistiCenterSM at Irvine I



Situated strategically near a network of major freeways and state routes, LogistiCenterSM at Irvine I 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, LogistiCenterSM at Irvine I 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, LogistiCenterSM at Irvine I 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

Location Map - Proximity to Airports & Ports

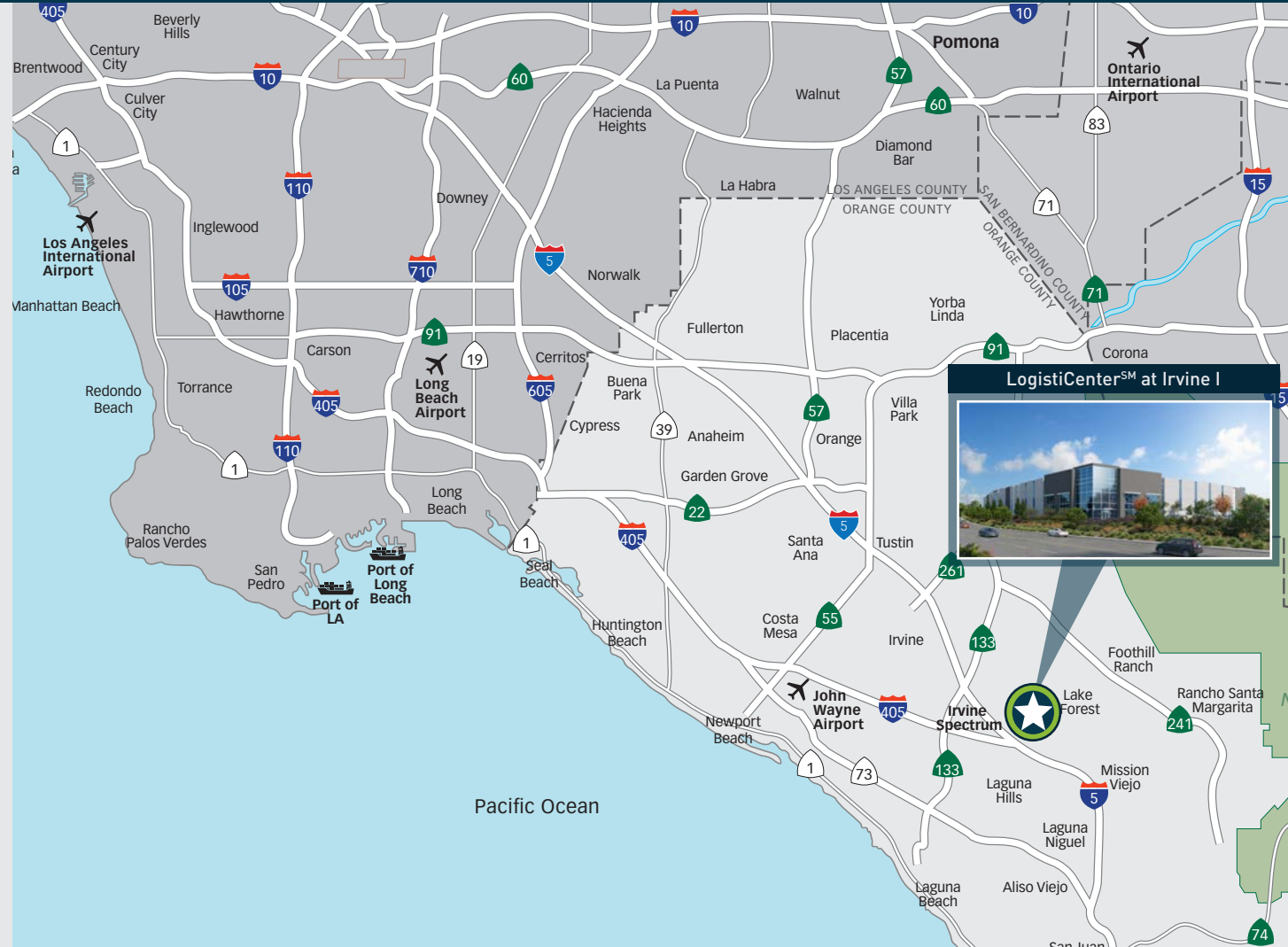
LogistiCenterSM at Irvine I

LogistiCenterSM at Irvine I advantageous positioning offers unparalleled connectivity and seamless access to global markets.

For businesses that rely on efficient logistics and international trade, the proximity to major airports such as John Wayne Airport (SNA) and Los Angeles International Airport (LAX) is a significant advantage. These airports provide convenient access to domestic and international destinations, allowing for swift transportation of goods and seamless connectivity to markets.

In addition to airports, LogistiCenterSM at Irvine I is also conveniently situated near major ports, including the Port of Long Beach and the Port of Los Angeles. These ports are known for their extensive networks and serve as vital gateways for international trade. Having such close proximity to these ports ensures efficient import and export operations, enabling businesses to streamline their supply chains and reach customers and suppliers worldwide.

The strategic location of LogistiCenterSM at Irvine I in relation to major airports and ports positions businesses for success in the global marketplace. The seamless connectivity and accessibility to these transportation hubs not only enhance operational efficiency but also provide businesses with a competitive edge in the industrial sector.



±9.7 MI

JOHN WAYNE AIRPORT (SNA)

±33.9 MI

LONG BEACH AIRPORT (LGB)

±40.7 MI

PORT OF LONG BEACH/LA

±42.9 MI

ONTARIO INT'L AIRPORT (ONT)

±48.9 MI

LA INT'L AIRPORT (LAX)



IRVINE SPECTRUM CENTER

Logos for: California High-Speed Rail, Chipotle, The 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, Left Coast, and Chipotle.

COURTYARD
MARRIOTT

ALTON TECHNOLOGY CTR

Logos for: Costco, Del Taco, Shell, Living Spaces, and Superstore.

IRVINE TRANSPORTATION CENTER

Logos for: Amtrak, Metrolink, and OCTA.

LogistiCenterSM at Irvine II



LOS OILVOS MARKETPLACE

Logos for: Chase, Club Pilates, The UPS Store, Orangetwist, Naturepedic, Hoag, Burgerlounge, Flame & Broiler, Puesto, Wells Fargo, Starbucks, Aarufuku Ramen, LensCrafters, and Los Olivos.

LogistiCenterSM at Irvine I



LOS OILVOS MARKETPLACE



Logos for: 7-Eleven, Biryani Point, King of Noodles, Piper Heidsieck, The Lead Shop, Flame & Broiler, FUKADA, and Unhealthy.

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

-  LogistiCenterSM at Irvine I
-  LogistiCenterSM at Irvine II



LogistiCenterSM at Irvine I

4 Sterling
Irvine, California

±133,320 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.

About the LogistiCenterSM Brand

LogistiCenterSM 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 LogistiCenterSM 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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