



±133,320 SF Available  
Q3 2025 Delivery

# LogistiCenter® at Irvine I

4 Sterling

Irvine, California

Warehouse / Distribution | For Lease

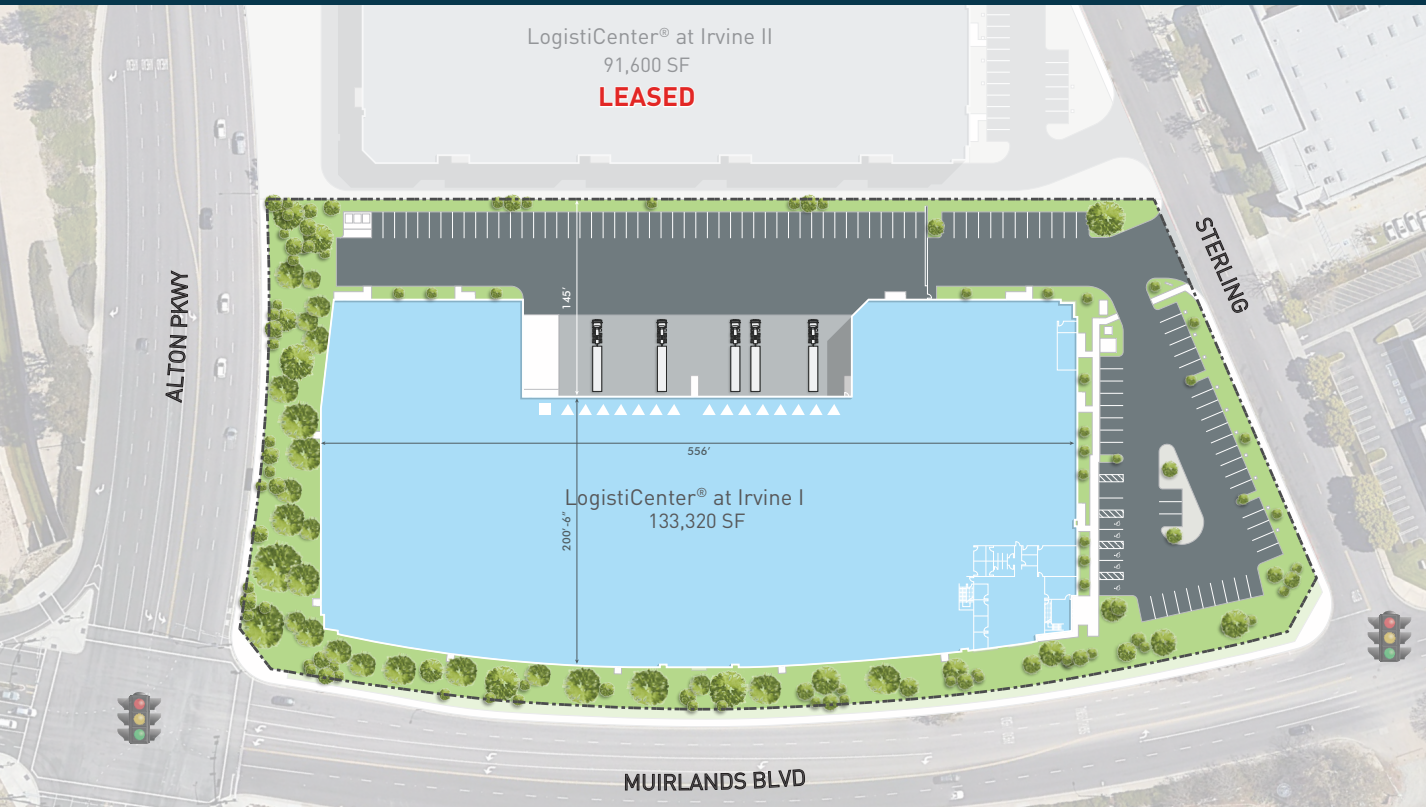


**CBRE**

[Dermody.com](https://www.Dermody.com)

# Property Overview

## LogistiCenter® at Irvine I



LogistiCenter® 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.

LogistiCenter® 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. LogistiCenter® at Irvine I will also be LEED certified.

### Building Specifications

Rentable Area	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'x60'
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

LogistiCenter® at Irvine I

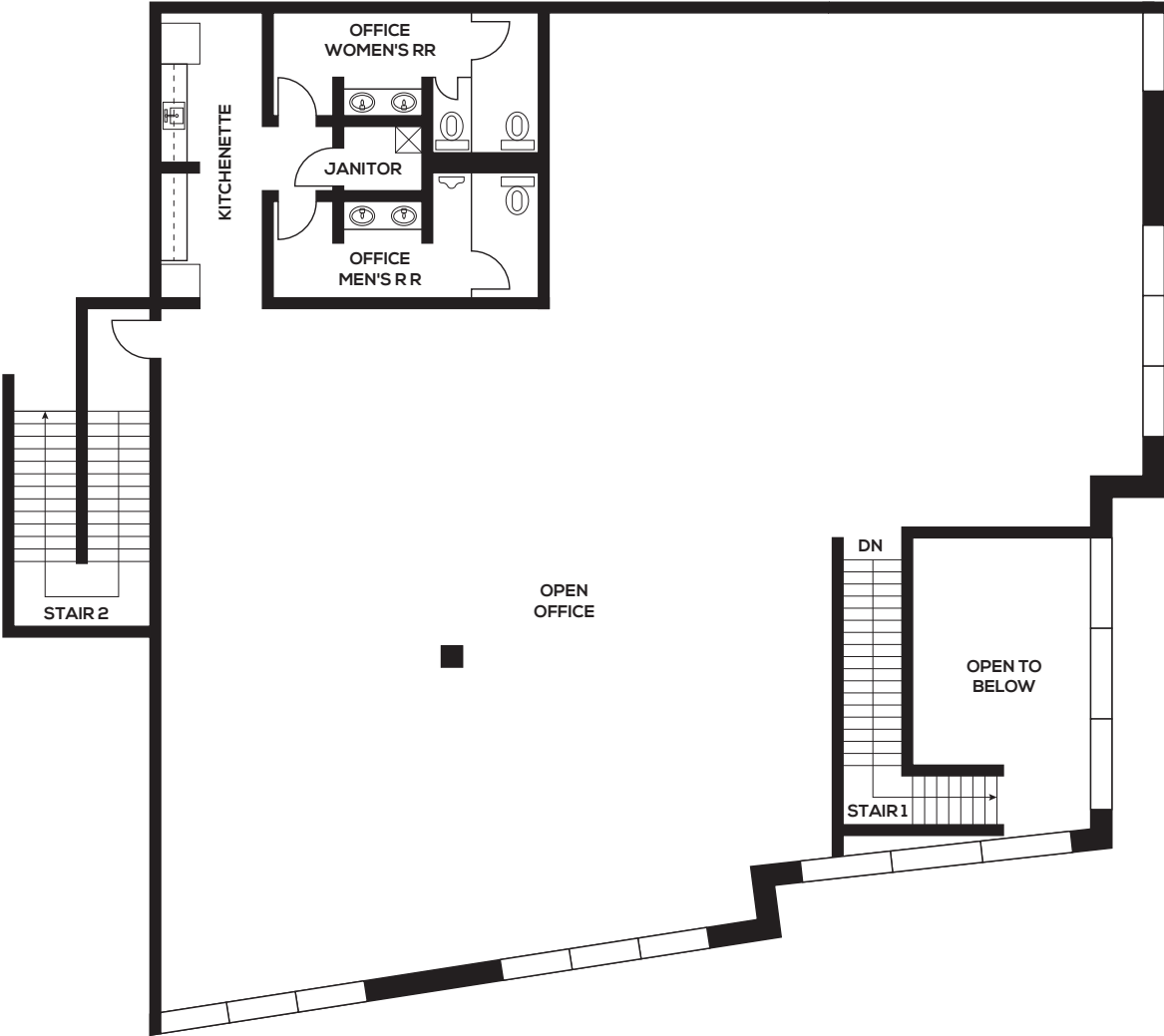
## Ground Floor Office



# Office Layout

LogistiCenter® at Irvine I

## Mezzanine Office





# Location Map - Proximity to Freeways

## LogistiCenter® at Irvine I



Situated strategically near a network of major freeways and state routes, LogistiCenter® 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, LogistiCenter® 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, LogistiCenter® 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.

Freeways	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

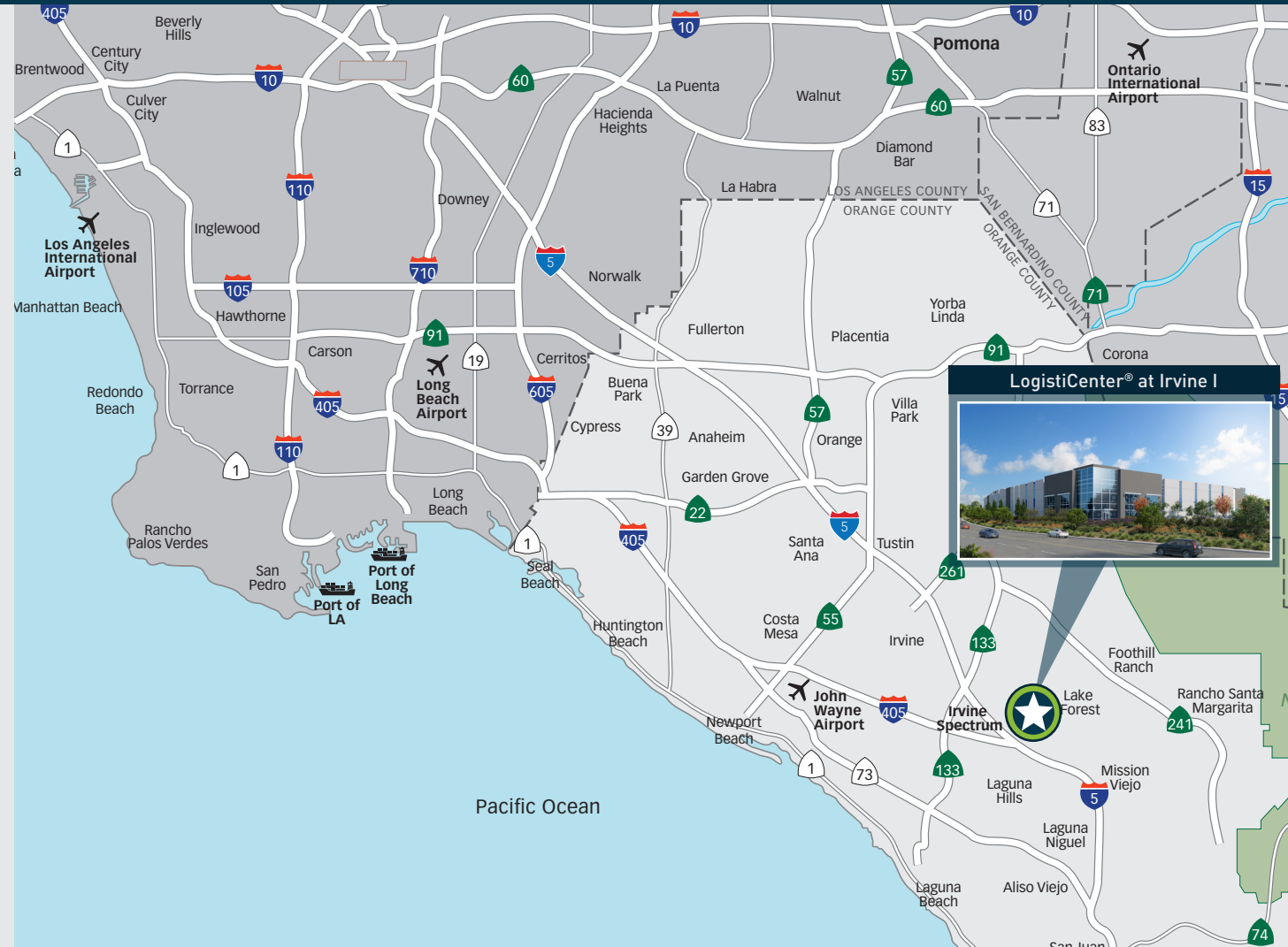
## LogistiCenter® at Irvine I

LogistiCenter® 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, LogistiCenter® 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 LogistiCenter® 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)





# 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® at Irvine I



LogistiCenter® at Irvine II





**LogistiCenter®**

**at Irvine I**

4 Sterling

Irvine, California

Warehouse / Distribution | For Lease

## About Dermody

Dermody 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 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, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit [www.Dermody.com](http://www.Dermody.com).

## About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. 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® 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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