



# Travers Realty Corporation

THE TENANT'S BROKER™

## Industrial Building For Lease

Alton Business Center  
13885 Alton Parkway  
Irvine, CA 92618

**Premises:** Unit A

**Size:** 4,100 SF (40' x 103')

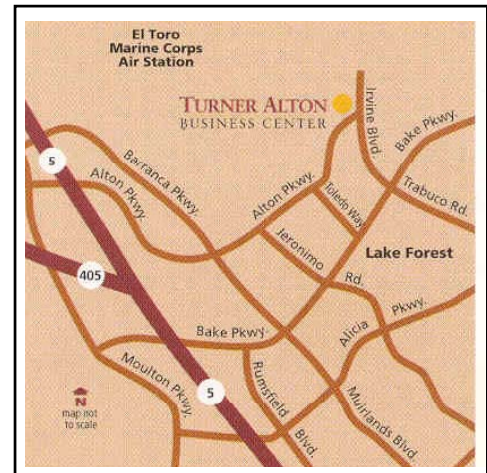
**Asking Price:** \$1.15 NNN

**O.E.'s:** \$0.37 / SF

**Parking:** 2.4:1000

### Features:

- > High image industrial condominium
- > Strategic Irvine Spectrum location
- > Cox Cable T-1 available
- > Typical Power: 400 Amp, 120/208 Volt, 3 Phase
- > 14' – 16' minimum building clearance
- > Skylights in warehouse
- > Ground level loading doors
- > 400 SF steel mezzanine
- > Nearby retail amenities



### For More Information:

**Keith J. Kropfl – Vice President**

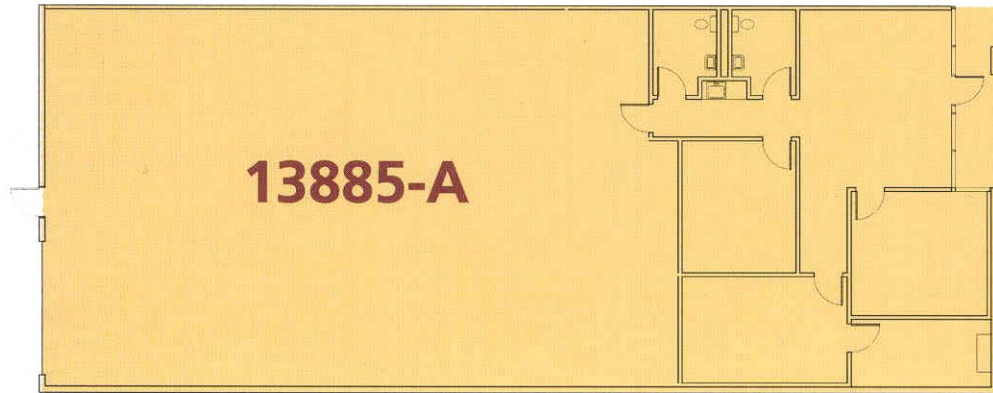
Travers Realty Corporation  
840 Newport Center Drive, Suite 770  
Newport Beach, California 92660

Tel. (949) 644-5900 / Fax. (949) 644-5990  
Email: [keithkropfl@traversrealty.com](mailto:keithkropfl@traversrealty.com)  
CA DRE License #: 01106628

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 13885 ALTON PARKWAY

## FLOOR PLAN



BUILDING ADDRESS/UNIT	SQUARE FOOTAGE	OFFICE AREA SF	LOADING DOORS
13885 – Unit A	4,100 SF	1,290 SF	1

## SITE PLAN

