

# ALTON BUSINESS PARK | 3,544 SF

**For Lease**

6 Morgan, Suite 162, Irvine Spectrum, CA



## Features:

- High-Image, Multi-Tenant Business Park
- ±3,555 SF of R&D/Industrial Unit
- ±2,824 SF of Office
- Part of a Larger 78,844 SF Project
- Alton Parkway Frontage with Great Building Top Signage Position
- 14' Minimum Warehouse Clear Height
- Parking Ratio: 3.8:1,000
- 2 Ground Level Loading Doors
- Fully Sprinklered
- Immediate Occupancy
- Net Charges Currently Estimated @ \$0.49/SF/Mo.



## SAM OLMSTEAD

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**Voit**

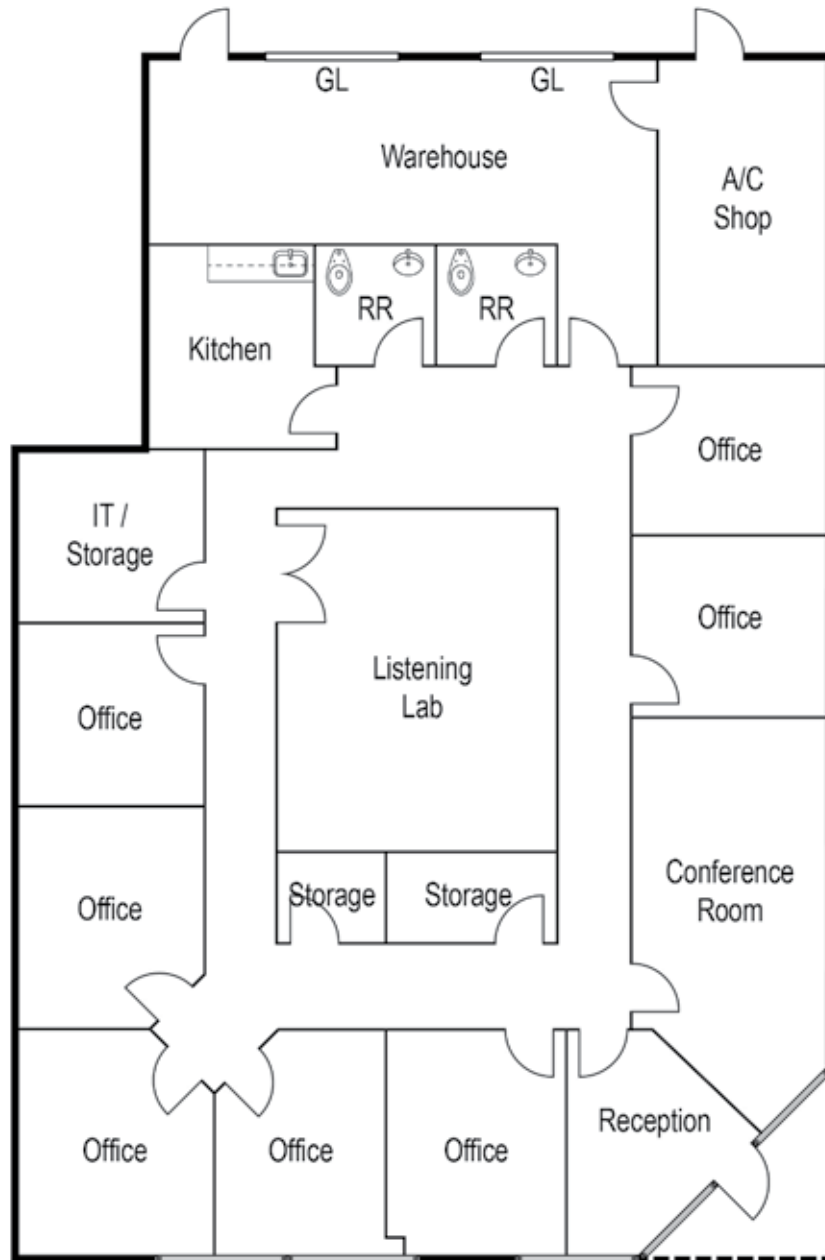
REAL ESTATE SERVICES

www.VoitCo.com

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