

FOR SALE

WALD BUSINESS CENTER IRVINE SPECTRUM



FEATURES

- High-Image Business Park
- 14 Buildings from 2,035 - 23,500 Sq. Ft.
- Electrical: 200-400 Amp, 277/480 Volts
- 3:1000 Parking
- Ordinary Hazard Fire Sprinklers
- R&D & Industrial Uses
- 22' Clear Height Warehouse Area
- 10'x12' Grade Level Door
- Metal Halide Bay Lights
- Broadband Service Possible
- Easy Access to 5, 405 & 133 Freeways
- Available 1st Quarter 2004

For More Information Contact:



One Park Plaza, Suite 100
Irvine, CA 92614

(949) 474-0707

MICHAEL J. HARTEL

JOE WINKELMANN

KEVIN M. TURNER



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Bldg. #	Address	Footprint	Mezzanine	Total Sq. Ftg.	Total Cold Shell Price
1	Wald	6,000	0	6,000	ESCROW
2	Wald	1,495	540	2,035	ESCROW
3	Wald	1,495	540	2,035	ESCROW
4	Wald	1,495	540	2,035	\$407,000
5	Wald	1,495	540	2,035	ESCROW
6	Wald	1,495	540	2,035	ESCROW
7	Wald	1,495	540	2,035	ESCROW
8	Wald	6,340	2,190	8,530	ESCROW
9	Wald	2,015	985	3,000	\$630,000
10	Wald	2,500	2,500	5,000	\$1,125,000
11	Wald	4,300	1,575	5,875	ESCROW
12	Wald	4,300	1,575	5,875	ESCROW
13	Wald	4,300	1,575	5,875	\$1,086,875
14	Wald	4,300	1,575	5,875	\$1,116,250



low archibald
real estate group

www.waldbusinesscenter.com

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