

FOR LEASE

6 Mason, Irvine, CA 92618
± 31,321 SF Free Standing Industrial Building

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COMMERCIAL REAL ESTATE



PROPERTY OVERVIEW

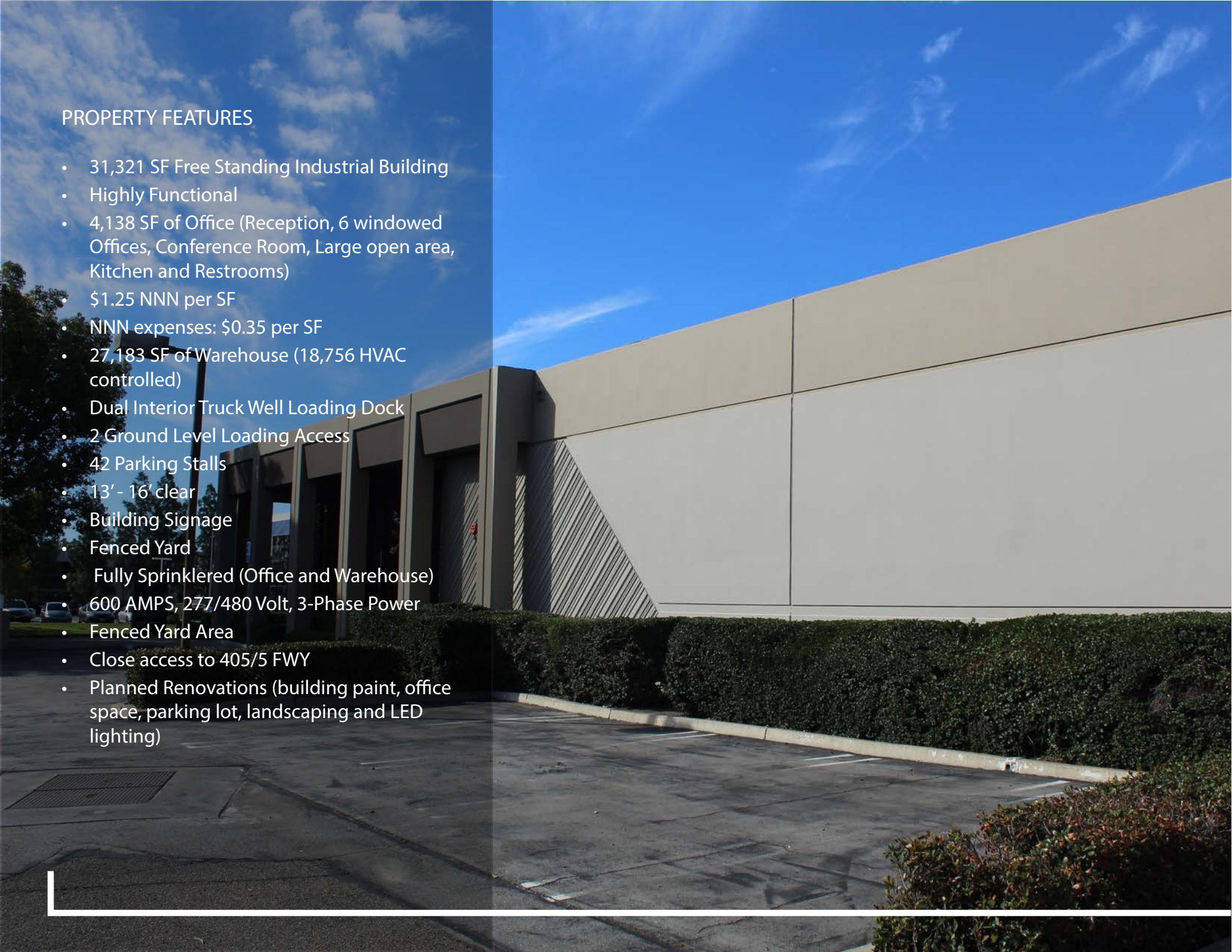
6 Mason is located in the Prestigious Irvine Spectrum Market. The high identity industrial building is on a corner location which boasts high exposure and easy access. The property is located approximately 2 miles from the 5 and 405 FWY and the Irvine Spectrum Center, which is one of Orange County's most popular dining (over 40 restaurants), shopping and entertainment destinations. The building has great synergy and is amongst 348 industrial/flex buildings within a 1 mile radius.

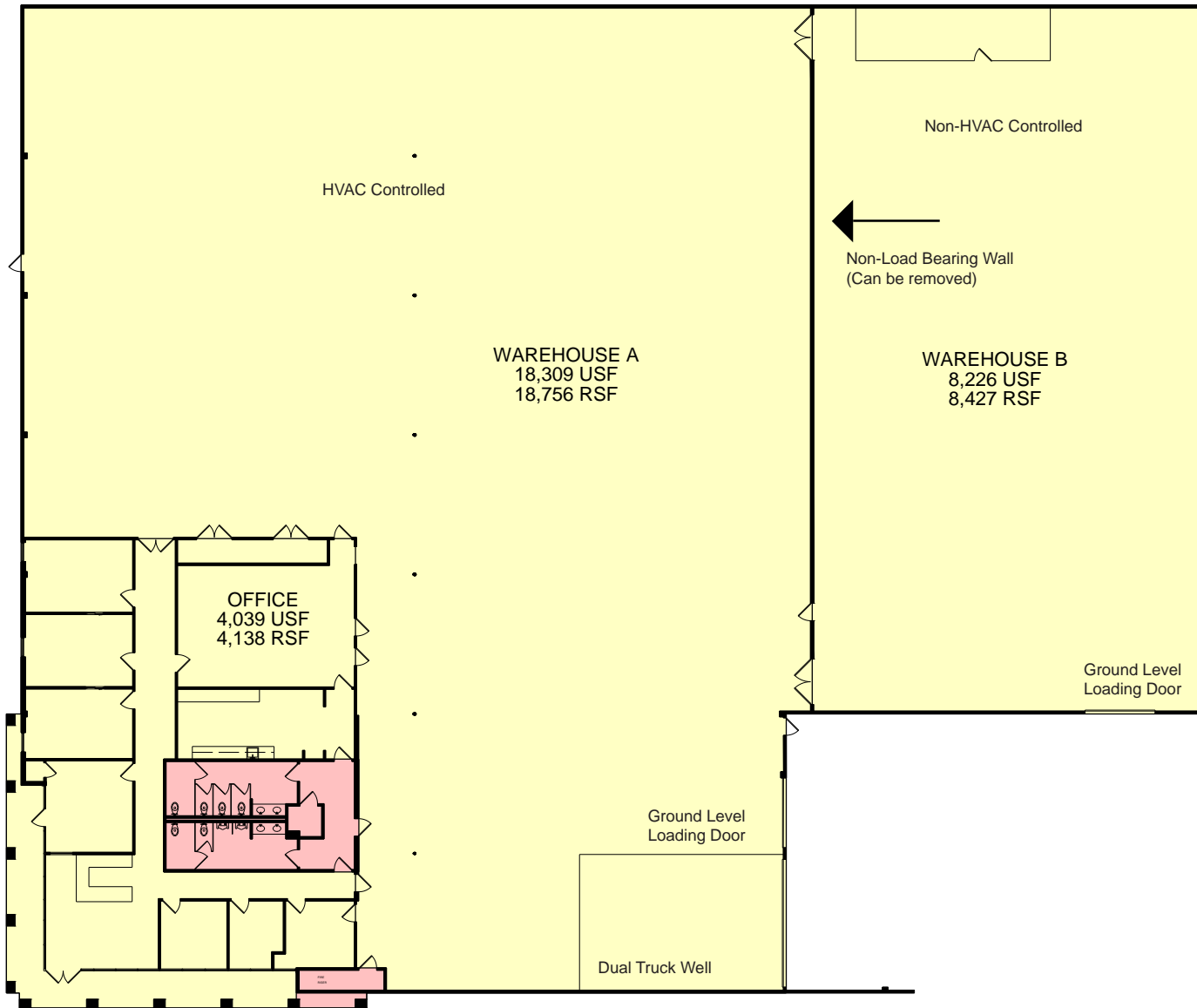
The building is ideal for manufacturing, assembly, various types of laboratories, storage and distribution. The office portion has a creative style reception area with an open ceiling and an abundance of natural light. The conference room and 6 offices are all window-lined, which makes for an accommodating and appealing environment. The office portion also includes a large open area for workstations and a large break room which can accommodate several employees. A good portion of the building is HVAC controlled and can be easily converted to a 100% HVAC controlled building.

The building has 2 interior truck wells and 2 ground level doors, which improves efficiencies and can accommodate any type of delivery. The warehouse portion has a large non-load bearing dividing wall that can remain, if a user wanted to segregate operations or can be removed if a tenant prefers a large open warehouse.

PROPERTY FEATURES

- 31,321 SF Free Standing Industrial Building
- Highly Functional
- 4,138 SF of Office (Reception, 6 windowed Offices, Conference Room, Large open area, Kitchen and Restrooms)
- \$1.25 NNN per SF
- NNN expenses: \$0.35 per SF
- 27,183 SF of Warehouse (18,756 HVAC controlled)
- Dual Interior Truck Well Loading Dock
- 2 Ground Level Loading Access
- 42 Parking Stalls
- 13' - 16' clear
- Building Signage
- Fenced Yard
- Fully Sprinklered (Office and Warehouse)
- 600 AMPS, 277/480 Volt, 3-Phase Power
- Fenced Yard Area
- Close access to 405/5 FWY
- Planned Renovations (building paint, office space, parking lot, landscaping and LED lighting)





31,321 RSF





Demographics

	1-Mile	3-Mile	5-Mile
2018 Population	2,521	96,724	316,499
2018 - 2023 Population Growth	3.61%	4.58%	4.75%
Households	1,149	37,441	118,425
Average HH Income	\$49,669	\$80,325	\$95,600





WITHIN A 1-MILE RADIUS OF
PROPERTY

±15.9 M
SF OF
COMMERCIAL REAL ESTATE

±6.1 M
SF OF
INDUSTRIAL SPACE

348
INDUSTRIAL AND
FLEX BUILDING

\$2.7 M
SF OF
OFFICE SPACE

\$5.8 M
SF OF
FLEX SPACE

6.1%
INDUSTRIAL
VACANCY





SIX MASON

HANDICAPPED
PARKING ONLY
V.A. ACCESSIBLE





NORDSTROM

Yard House

Javier's
FINE FOODS
BY DESIGN

D&B
RESTAURANTS

PF CHANG'S
RESTAURANTS

Red Robin
RESTAURANT & BREWERY

INTERSTATE
5

INTERSTATE
405

Target

**urban
seoul**
BORRAGGIO KITCHEN

**THE OLD FASHIONED
PIZZERIA**

ALTON PKWY

TECHNOLOGY DR

BARRANCA PKWY

**6 MASON
IRVINE, CA 92618**

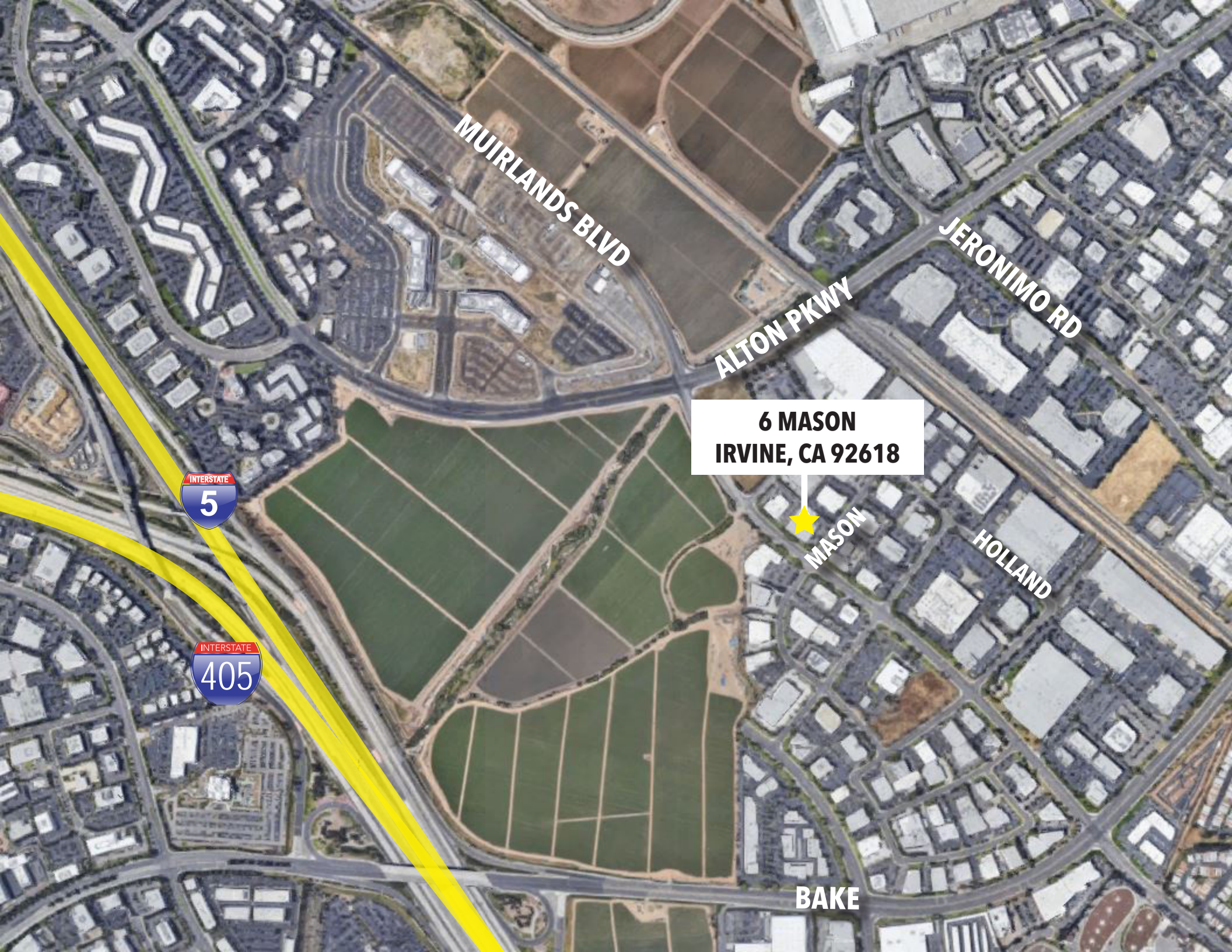
BAKE PKWY

MASON

THOMAS

HOLLAND

JERONIMO RD



MUIRLANDS BLVD

ALTON PKWY

JERONIMO RD

**6 MASON
IRVINE, CA 92618**

INTERSTATE
5

INTERSTATE
405

MASON

HOLLAND

BAKE

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