

9750 Irvine Boulevard  
Irvine, CA 92618

LEASED BY:



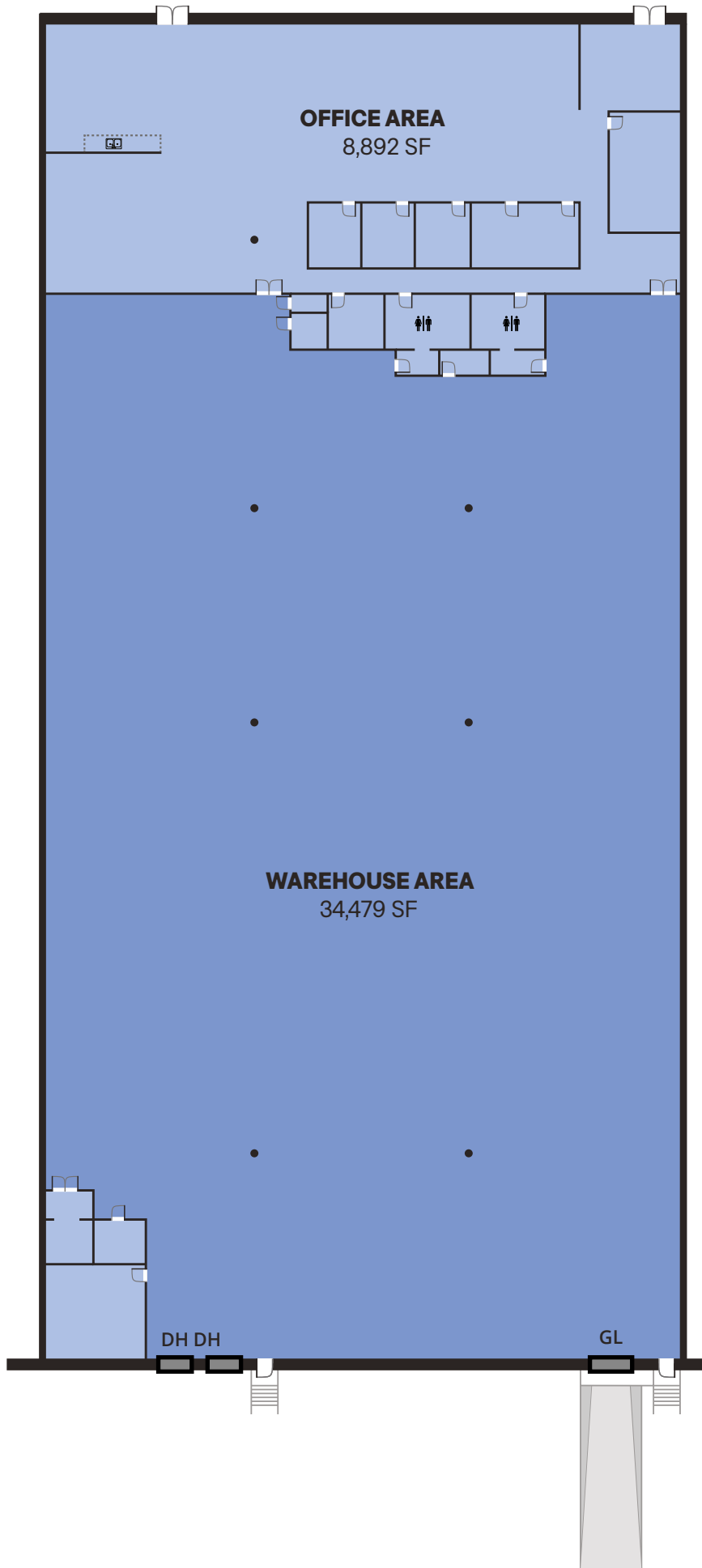
# Kurv Irvine II Orange County



**43,971 SF**  
Available Space

**Available  
Immediately**

[KURVINDUSTRIAL.COM](http://KURVINDUSTRIAL.COM)



# Building Specs

## ADDRESS

9750 Irvine Blvd  
Suite 106  
Irvine, CA 92618

## EXTERIOR DOCKS

2

## AVAILABLE SF

43,971

## DRIVE-IN DOORS

1

## TOTAL SF

348,230

## CLEAR HEIGHT

±24' minimum

## OFFICE SPACE SF

8,892

## COLUMN SPACING

48'x48'

## TRAILER PARKING

Two ② Parking Positions

## PARKING

Auto: 44 stalls

## POWER

400 Amps  
227/480 Volt

## LIGHTING

LED

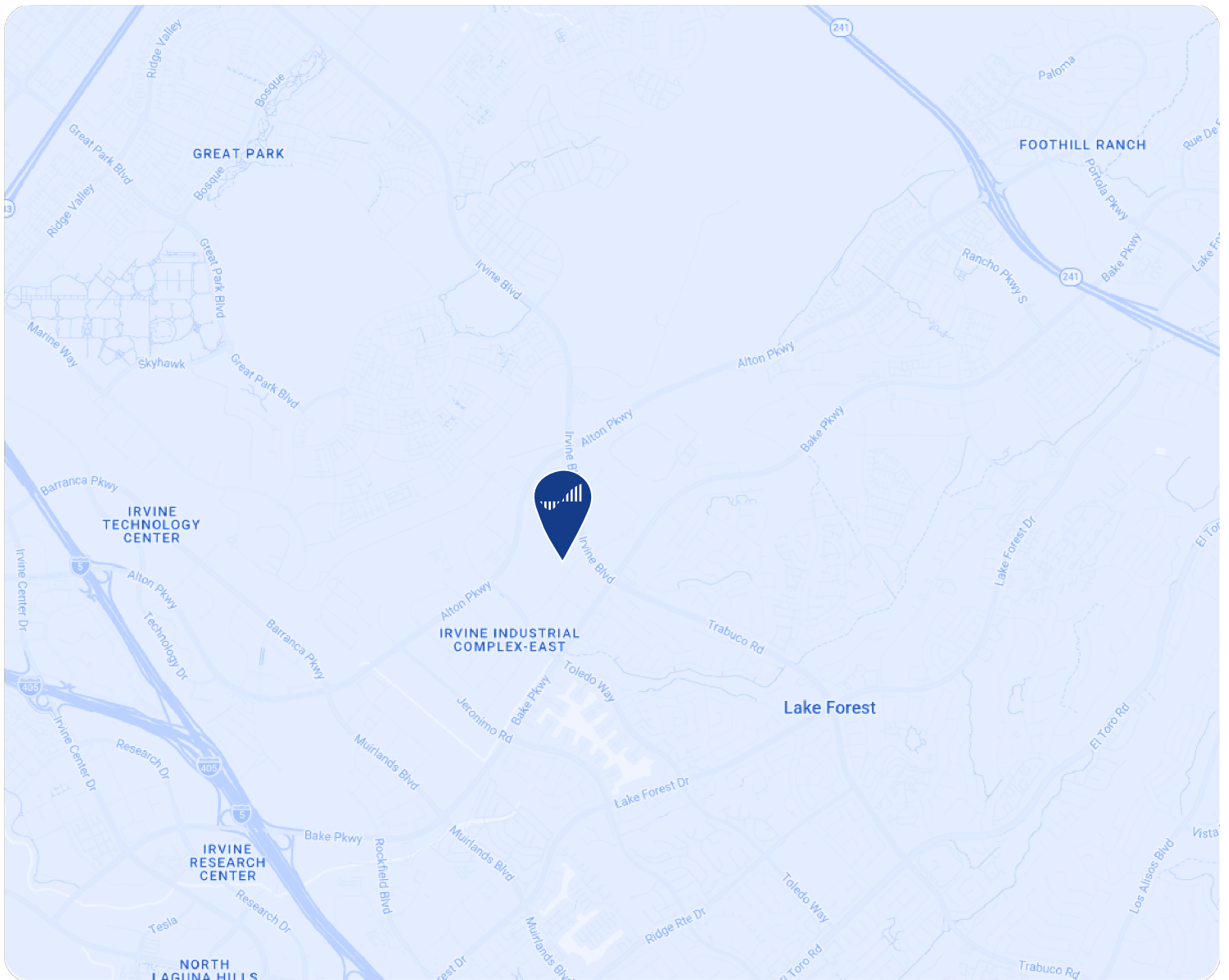
## FIRE SPRINKLER

Calculated

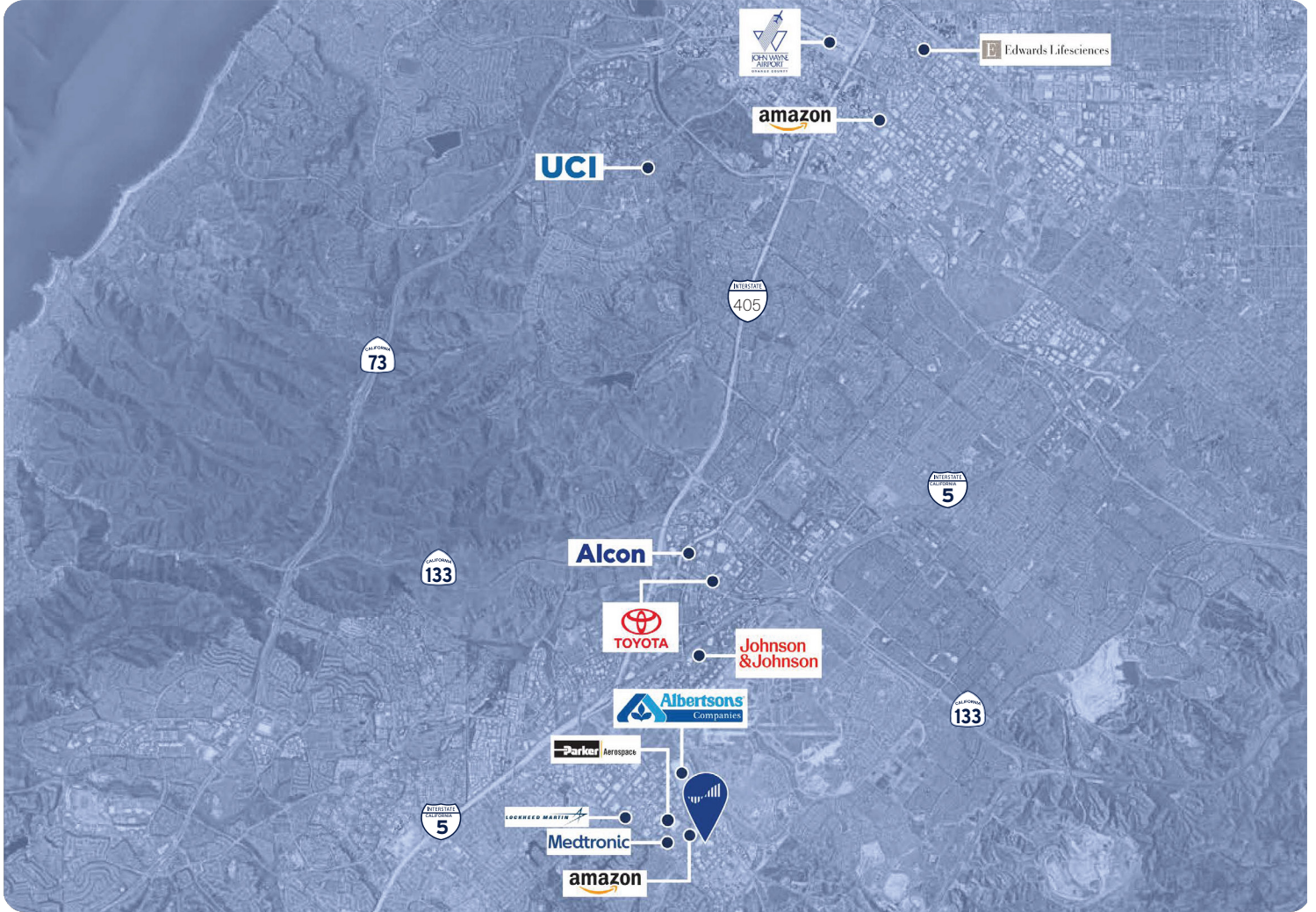
# Strategic Logistics Location

State-of-the-art construction and move-in ready.

- Remarkable proximity to the 5 & 405 freeways and thousands of affluent roof-tops
- Completely renovated in 2020 and professionally owned/managed by Curv Industrial
- Excellent frontage/visibility on corner of Irvine BLVD. & Fairbanks



# Blue chip corporate neighbors



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF  
Acquired & Developed  
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Miami, Los Angeles, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

## Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



### TERMS

Available on a new lease direct from the landlord.

### LEASING INFORMATION

Please contact listing agents below.



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