Kurv Irvine I
1 Banting
Irvine, CA 92618

LEASED BY:
CUSHMAN & WAKEFIELD

KURV

Irvine I
Orange County



Available Now
Completion Date

215,224 SF
Available Space
Divisible to ±108K SF

4,000-8,000 amps
Power

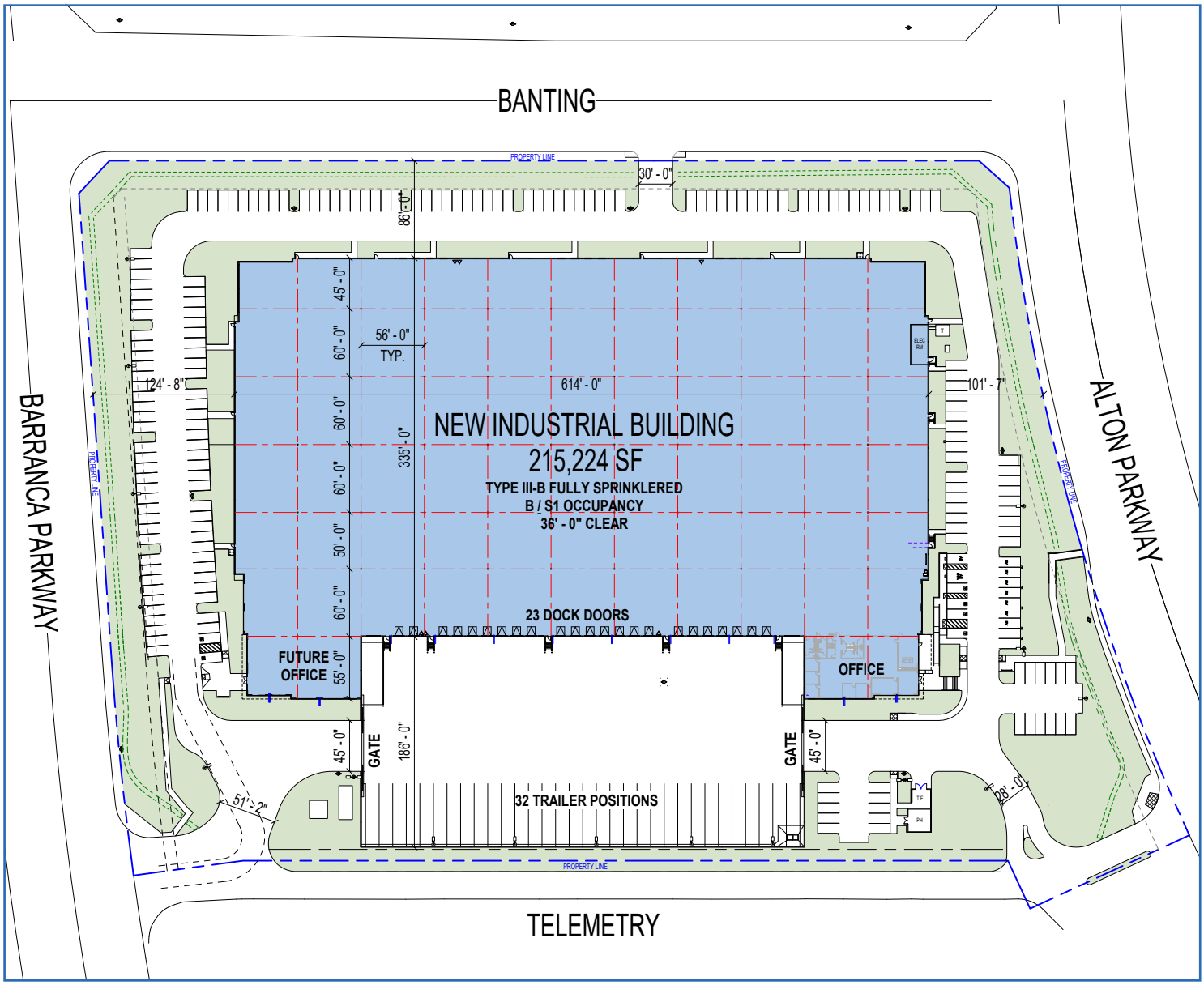
5,283 SF
Office Size

KURVINDUSTRIAL.COM

Site Plan

Undivided Site Plan

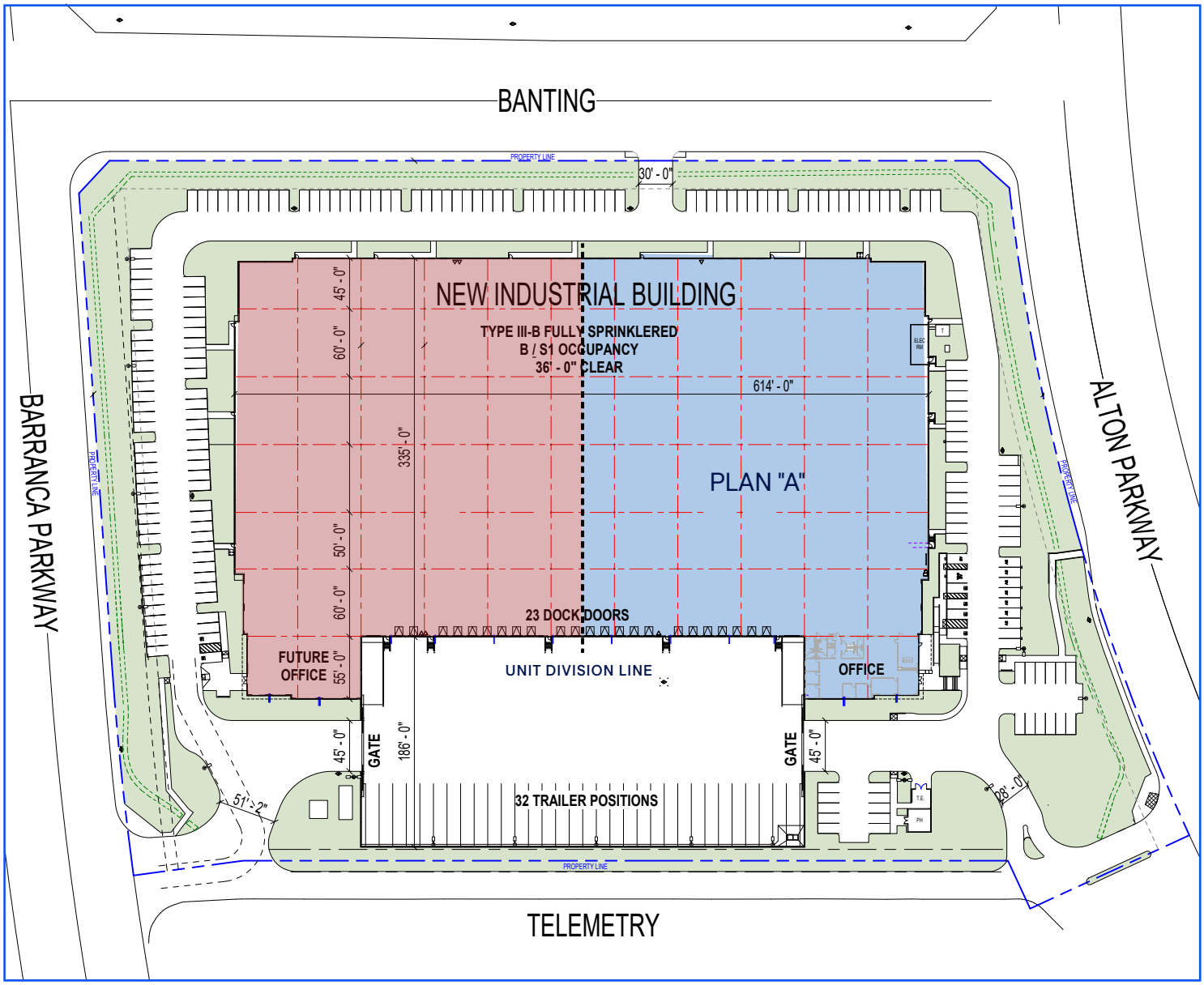
±215,224 Total SF



Site Plan

Divided Site Plan

2 Units
±108K SF Each



Building Specs

TOTAL SF

215,224
(divisible to 108k SF)

TRAILER PARKING

32 trailer positions

SPEC OFFICE

5,283 SF

TRUCK COURT

185'

POWER

4,000 amp ready, 277/480v
(*expandable to 8,000 amps)

COLUMN SPACING

60' x 56' and
45' x 56' interior bays

LOADING DOORS

23, 9'W x 10'H dock highdoors

GRADE LEVEL DOORS

2, 12'W x 14'H grade level doors

CLEAR HEIGHT

36'

PARKING

199 auto stalls

LIGHTING

LED

LEED

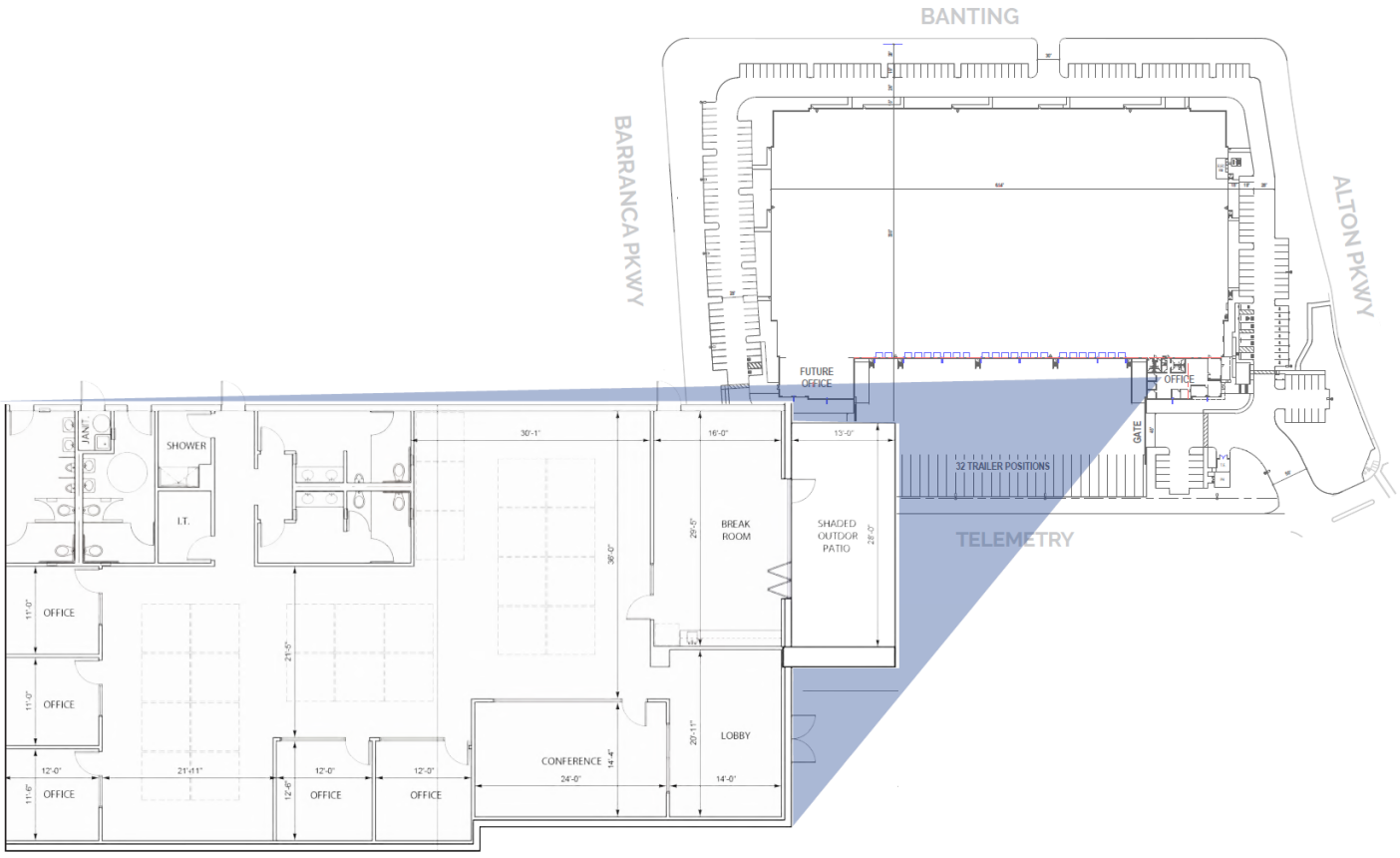
Gold Certification

* = Any electrical service upgrade is subject to SCE approval and is not guaranteed by Landlord. Availability, cost, timing, and approval of any upgrade remain at SCE's discretion. Please contact brokers for additional information.

Site Plan

Office Site Plan

5,283 SF High-Image Corporate Office



Photos





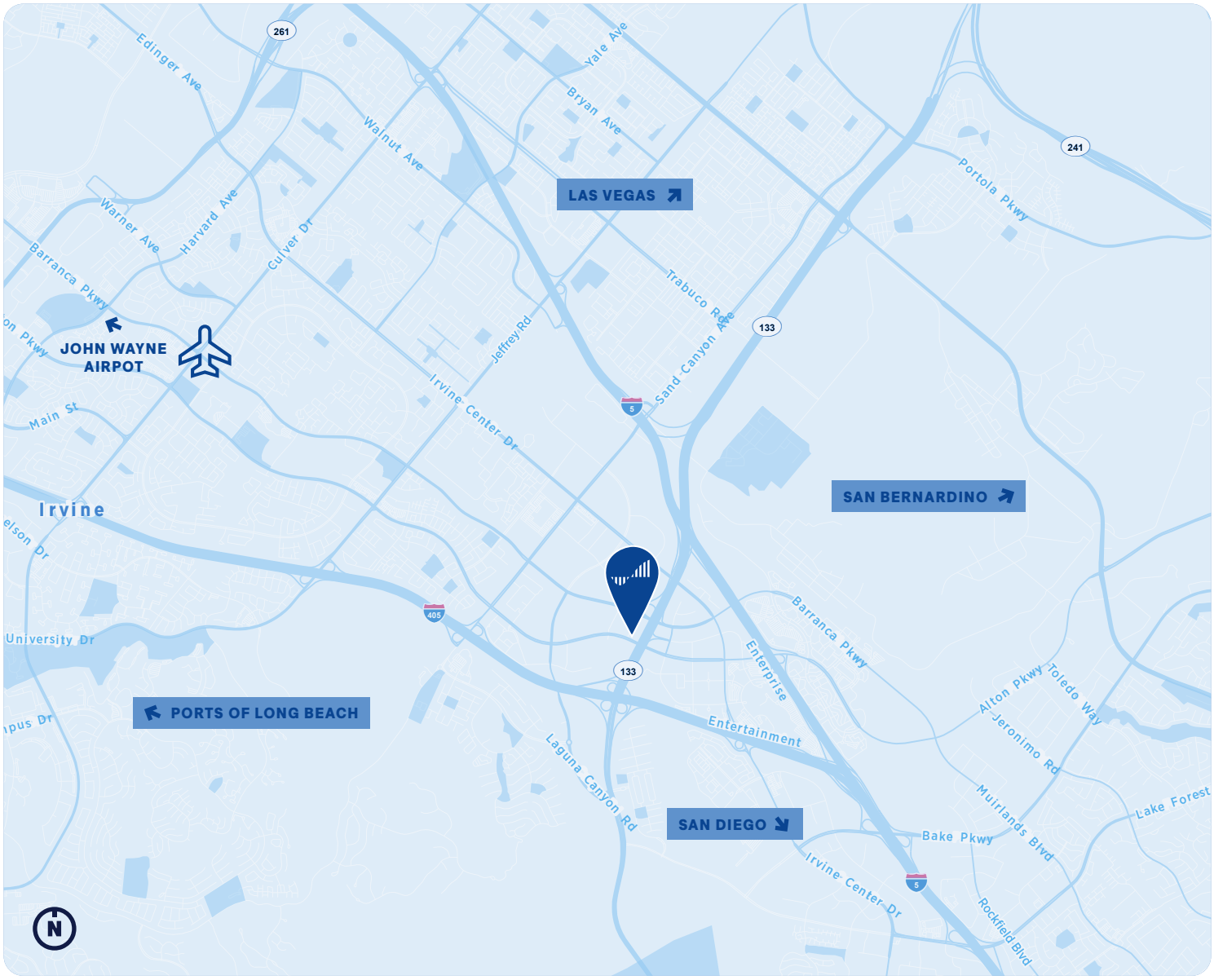




Strategic Logistics Location

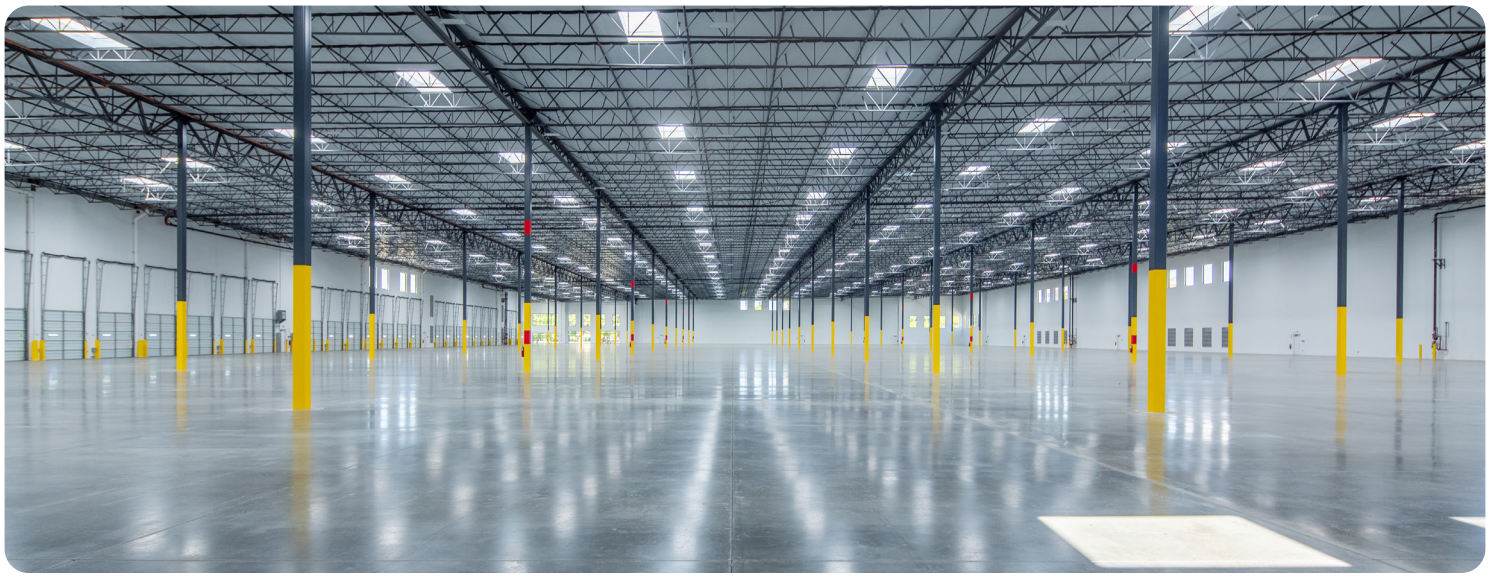
State-of-the-art construction and move-in ready.

- Located within 40 miles of the Ports of Los Angeles and Long Beach
- Remarkable proximity to John Wayne Airport (7.7 miles)
- Located less than 1 mile from both I-5 and I-405 providing easy access to CA-55, CA-91, and CA-10
- Strategic advantage of an Orange County population base of over 3.19 million people
- Neighborhood amenity base within 3 miles includes the Irvine Spectrum and Tustin Marketplace



Blue chip corporate neighbors



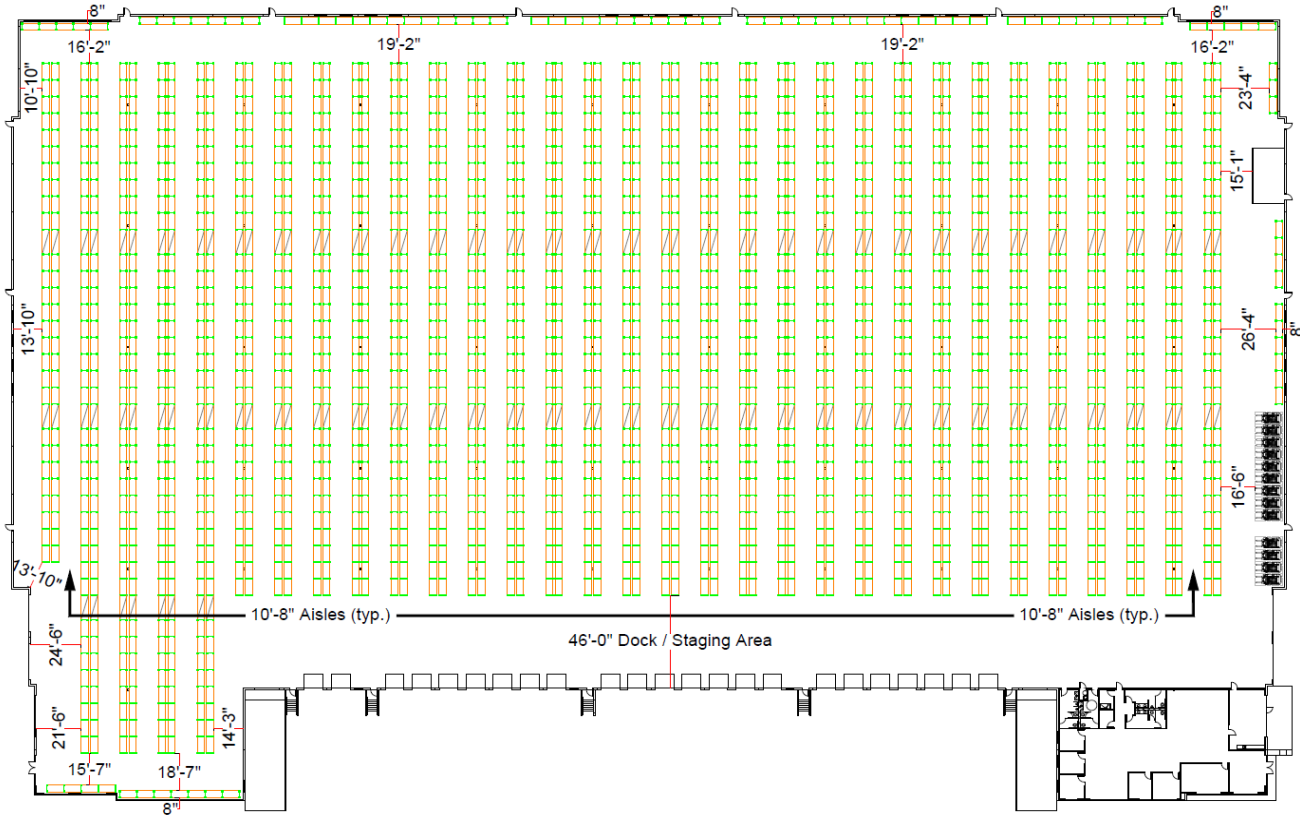


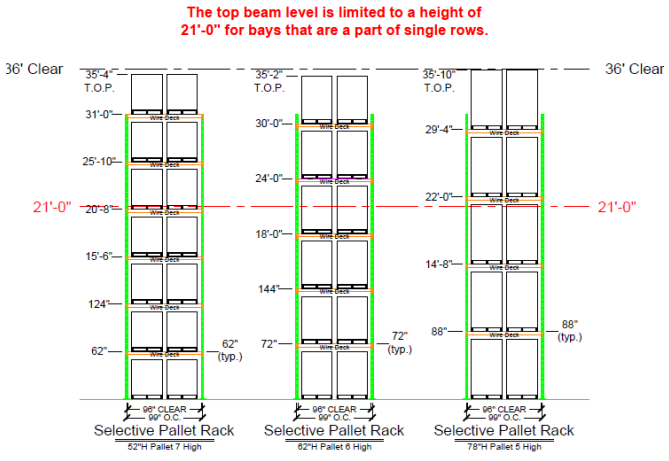
Drayage Rates & Savings

From Port of LA / Long Beach



Racking Plan





36' Clear Height

2,078 Bays

PALLET HEIGHT	PALLET POSITIONS
52"	28,300
62"	24,012
78"	20,120

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

KURV

FORMERLY BRIDGE

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, Los Angeles, Miami, 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.

KURV

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CUSHMAN & WAKEFIELD

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