



HARVEST REALTY
COMMERCIAL
汇丰地产

ON



9241



9239



WAREHOUSE FOR SALE

9243-9245 Research Dr Irvine, CA 92618



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EXCLUSIVELY
PRESENTED BY:



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PROPERTY SUMMARY

Offering Price	\$7,500,000.00	Lot Size	1.60 AC
Building SqFt	10,877 SF	No. Stories	2
Parcel ID	931-372-77	Year Built	2008
Property Type	Flex	Clear Ceiling Height	22 FT
County	Orange	Parking Ratio	2.88/1,000 SF



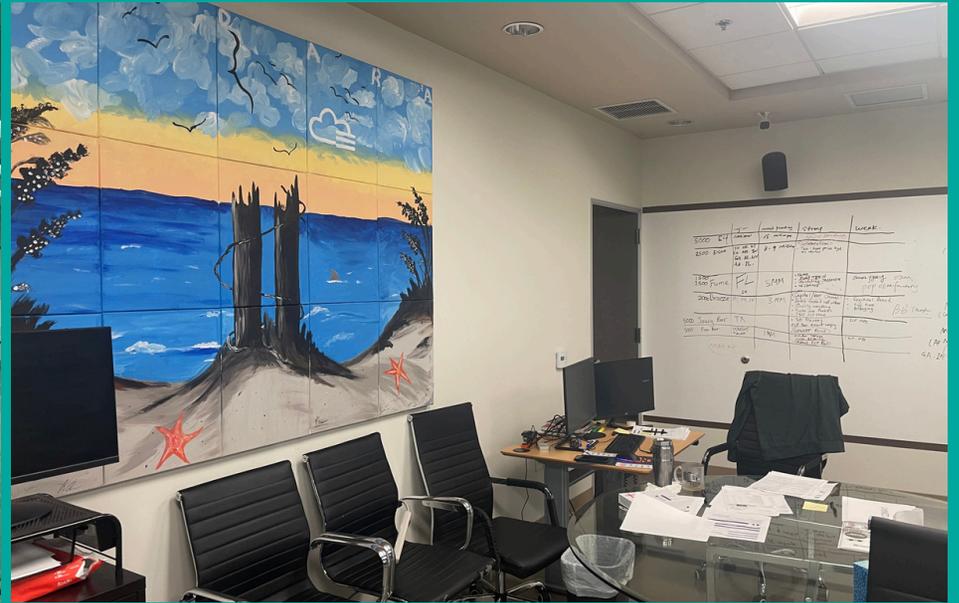
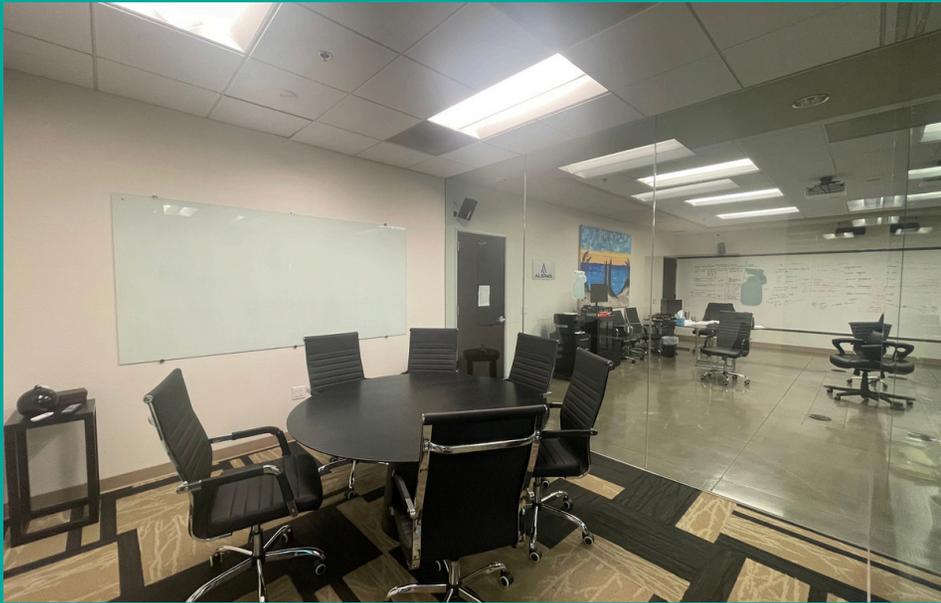
BUILDING DATA

Common	603 SF
Office	6,699 SF
1/2 Stair	454 SF
Warehouse	2,265 SF
Manufacturing	856 SF
<hr/>	
Total	10,877 SF



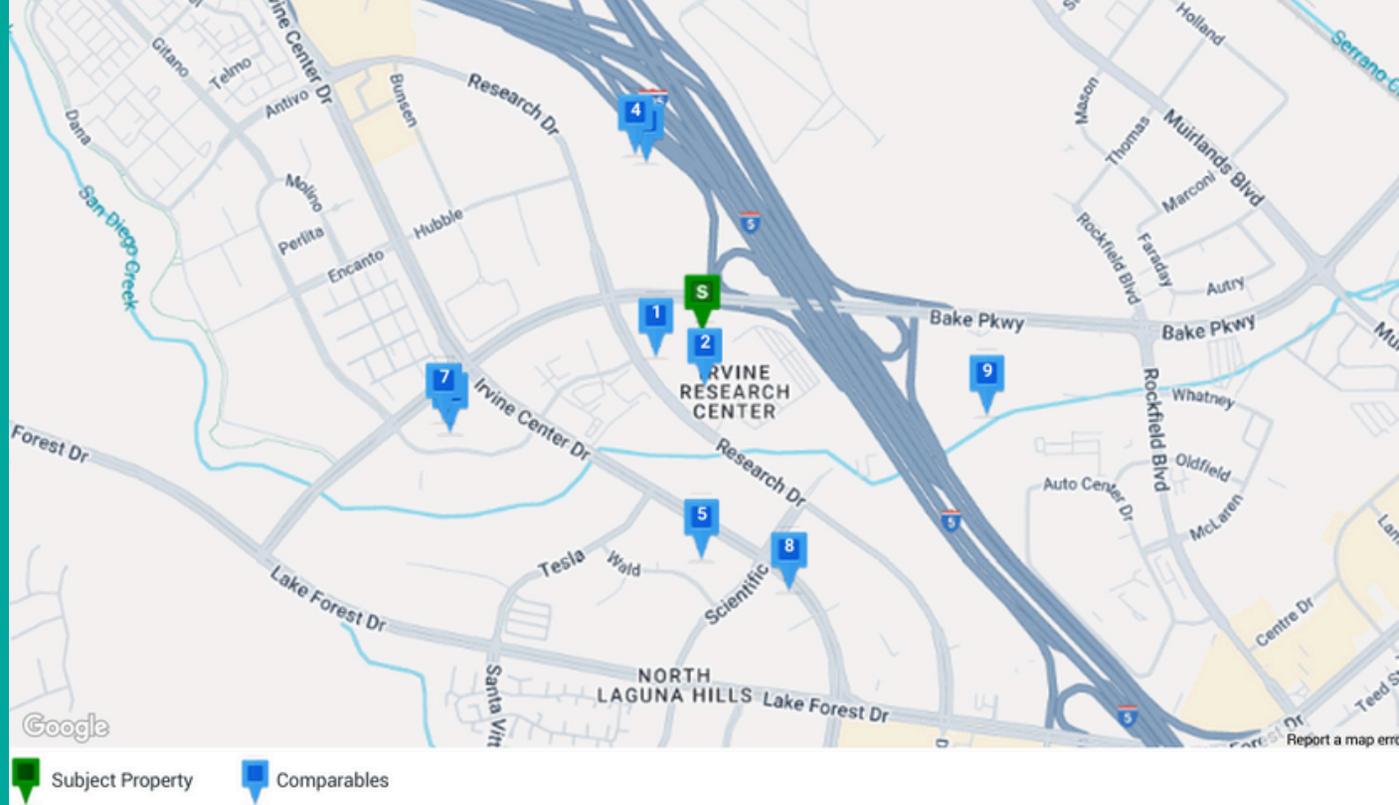
AMENITIES

- Security System
- Signage
- Skylights
- Air Conditioning





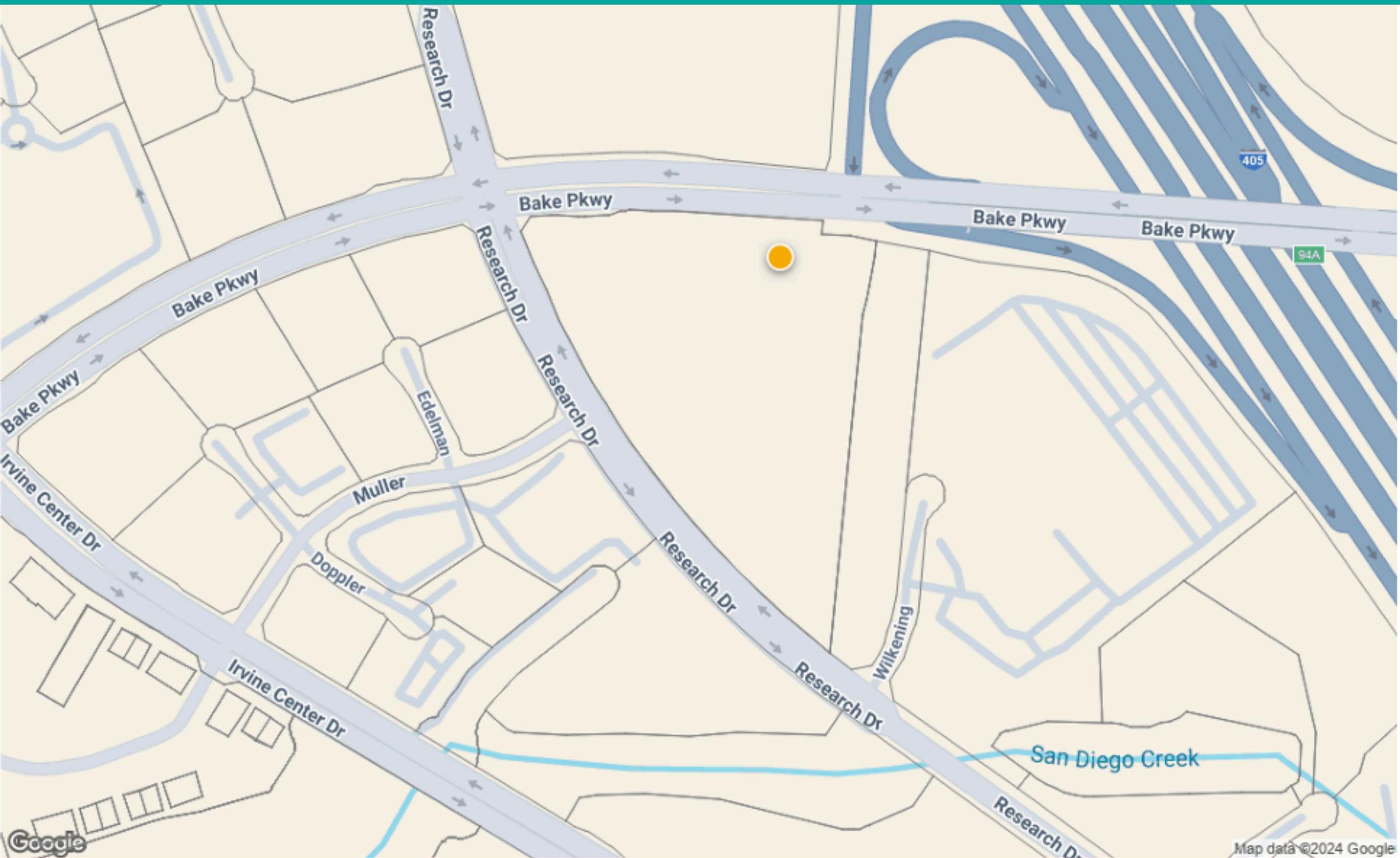
SALES COMPARABLES



COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$/Sq. Ft.	Bds / Bths	Lot Size
1	0.10		9281 Research Dr, Irvine, CA 92618-4286	07/25/2024	\$1,500,000						0
2	0.11		9279 Research Dr, Irvine, CA 92618-4286	03/06/2024	\$1,425,000						0
3	0.28		8945 Research Dr, Irvine, CA 92618-4237	07/12/2024	\$4,250,000						4,961
4	0.30		8941 Research Dr, Irvine, CA 92618-4275	05/06/2024	\$3,950,000						3,848
5	0.39		557 Wald, Irvine, CA 92618-4627	01/09/2024	\$4,800,000						35,398
6	0.45		16520 Bake Pkwy #220, Irvine, CA 92618-4689	04/30/2024	\$873,500						0
7	0.46		9070 Irvine Center Dr #155, Irvine, CA 92618-4691	05/10/2024	\$1,015,000						0
8	0.46		9800 Irvine Center Dr, Irvine, CA 92618-4353	05/02/2024	\$2,670,000						2,480
9	0.49			12/22/2023	\$145,904,500						0

LOCATION HIGHLIGHTS



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