

FOR LEASE ±26,642 SQUARE FEET

FREESTANDING INDUSTRIAL BUILDING

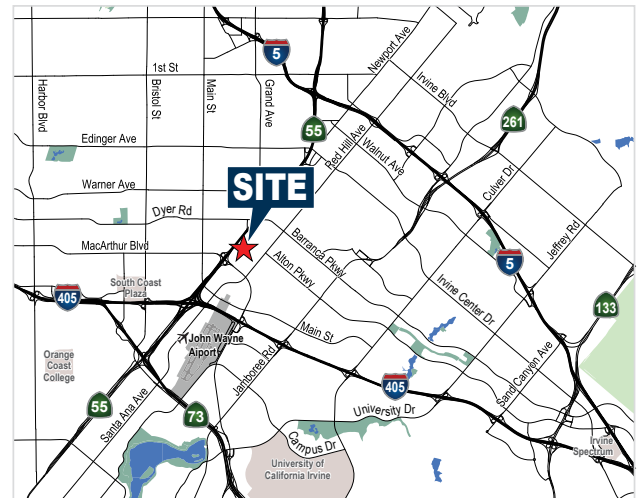
17221 DAIMLER STREET, IRVINE, CA



FULLY REFURBISHED

Property Features

- ± 26,642 Square Foot Freestanding Building
- ± 4,632 Square Feet of Completely Refurbished Office Space
- ± 22,010 Square Feet of Warehouse
- 2 Dock High Doors With Load Levelers and 1 Ground Level Door
- LED Warehouse and Office Lighting
- 44 Parking Stalls
- Fenced Yard Possible
- 18' Minimum Warehouse Clearance
- Drive Around Site Circulation
- Fire Sprinklers (.33 GPM/3,000)
- 600 Amps of 120/208 Volt Power (Verify)
- Immediate Access to 405, 55, 73 & 5 Freeways
- Close Proximity to John Wayne Airport and Numerous Retail Amenities
- Corner Location with Partial Freeway Visibility
- Professionally Managed Property with Stable Ownership
- Natural Gas Service
- Complete Seismic Retrofit



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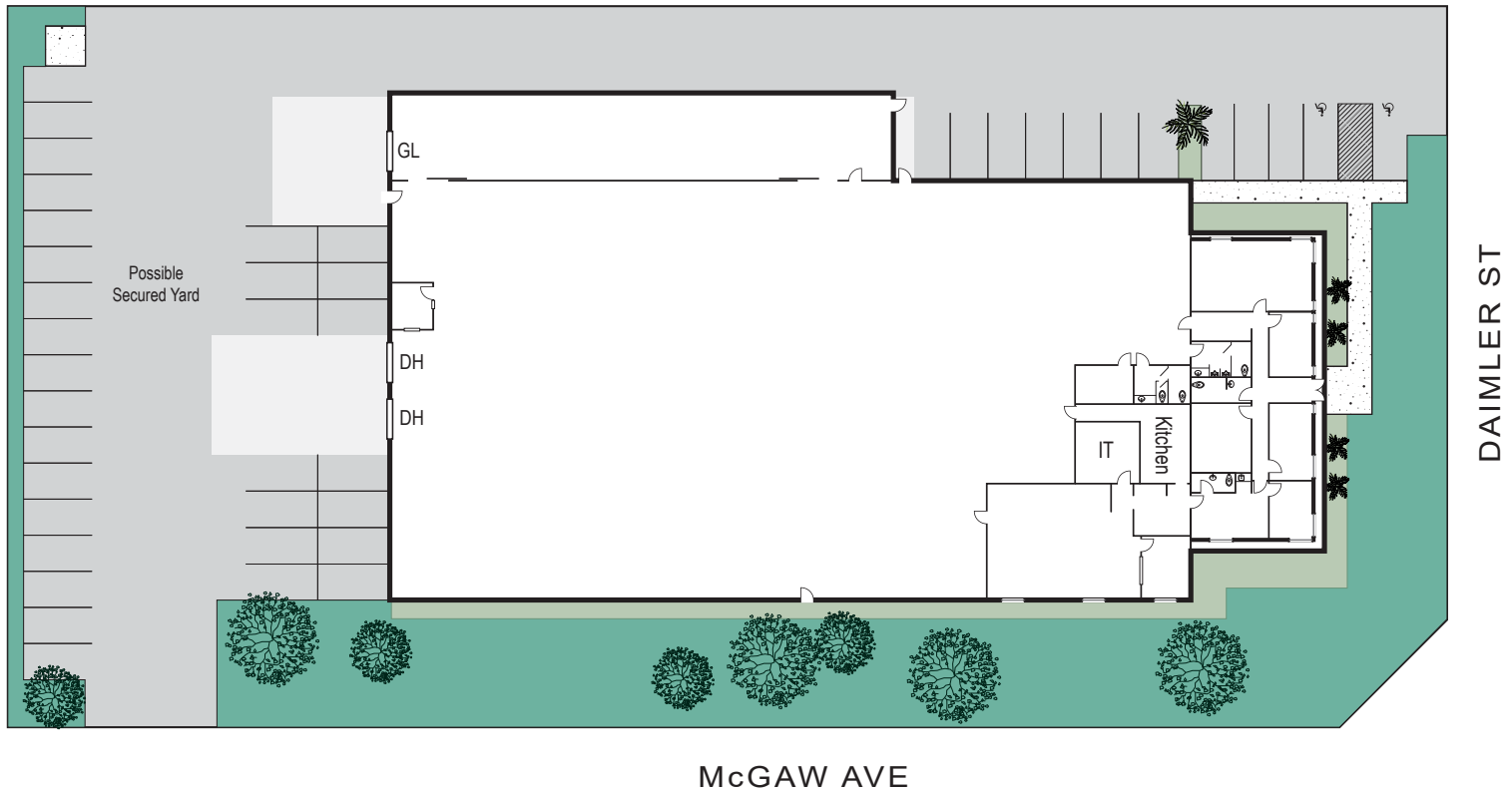
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Site Plan



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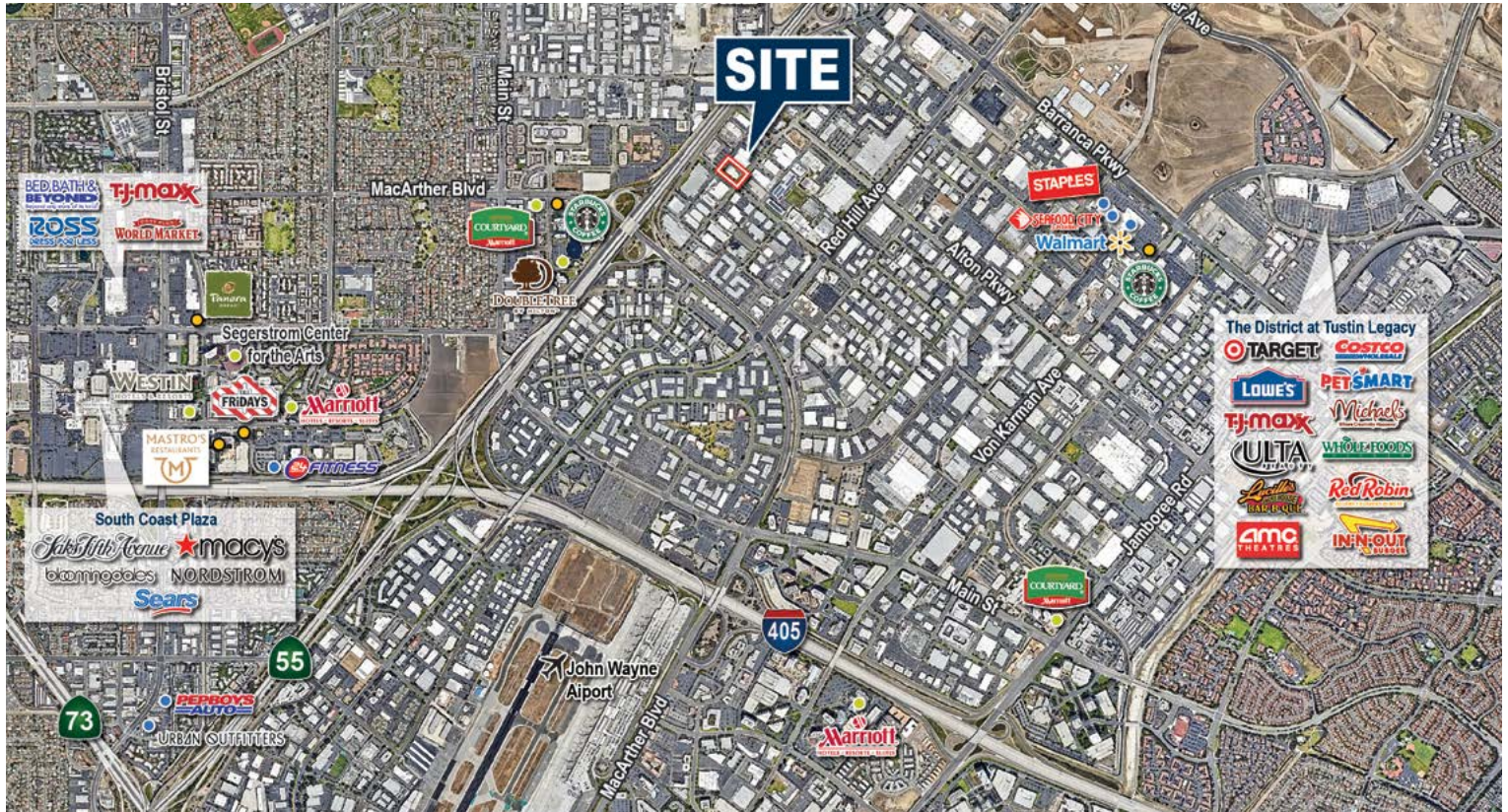
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