

132,545 SF | For Lease or Sale

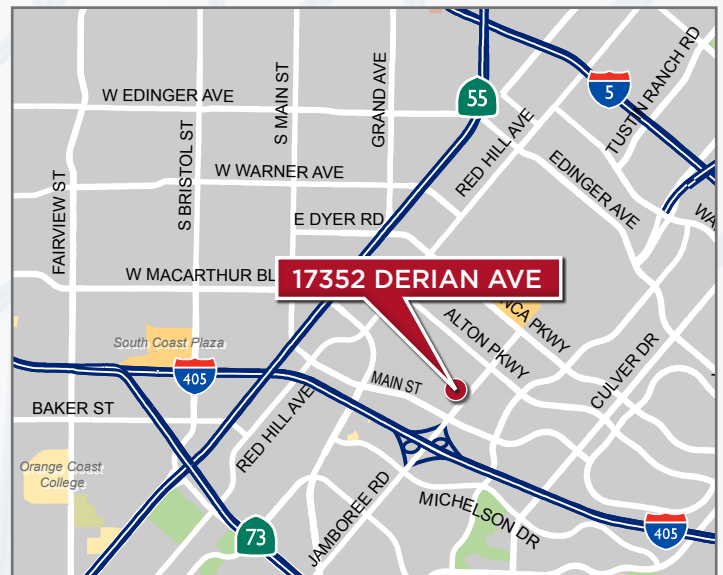
17352 Derian Avenue, Irvine, CA

HIGH IMAGE INDUSTRIAL BUILDING



PROJECT HIGHLIGHTS

- 132,545 SF High image freestanding industrial building in the Irvine Business Complex (IBC)
- Complete High Renovation Underway (Completion 3Q18)
- Approximately 8,033 Sq. Ft. of improved 2-story office area
- 4DH / 1GL loading positions
- 800 Amps of Power (277/480v), Expandable to 6,000 Amps
- Fire sprinklered
- 22' Clear warehouse space
- Secure fenced yard/parking area
- Situated on 4.77 acre land
- Immediate access to 405 freeway
- Low Operating Expenses



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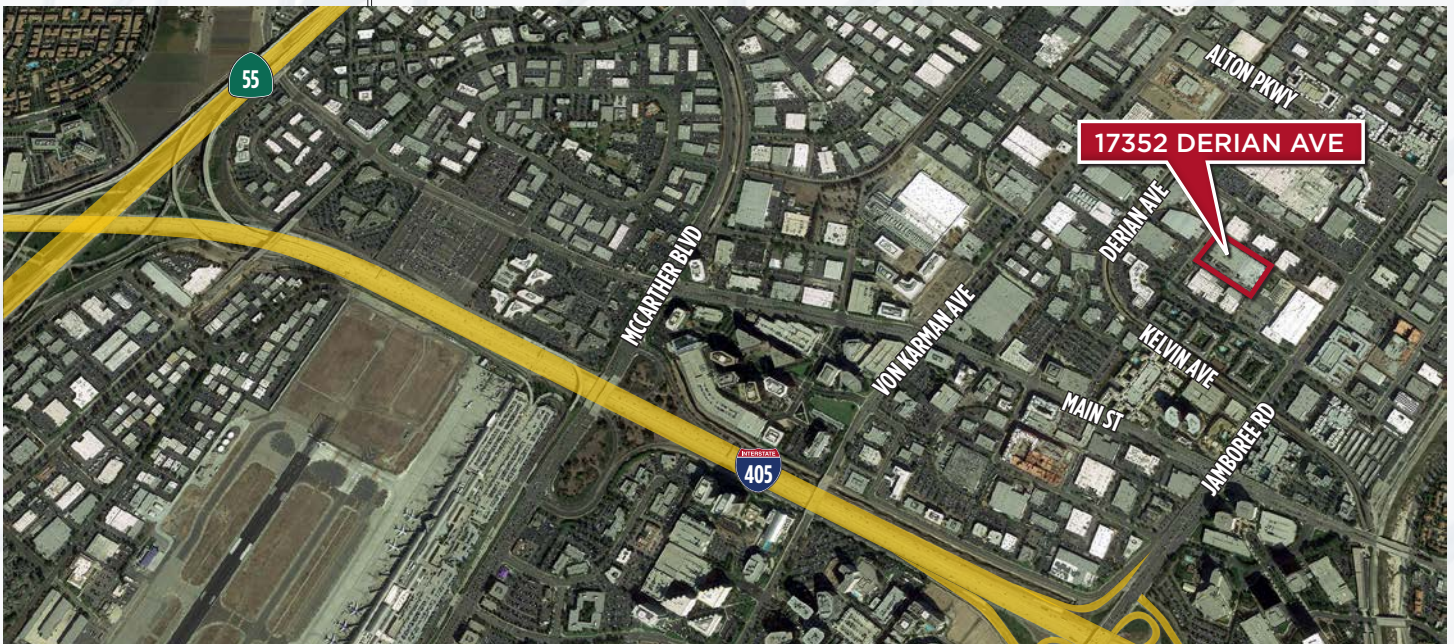
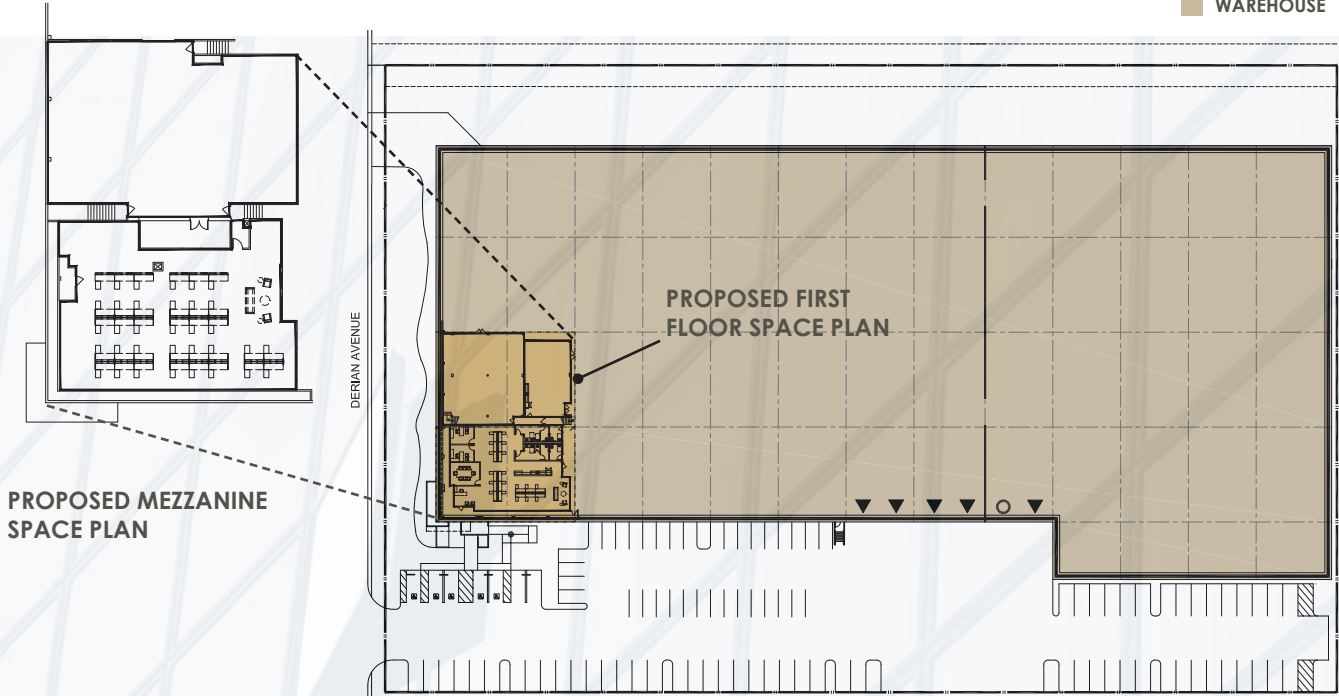
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CONTACT

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■ WAREHOUSE



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