

± 7,692 SF FOR SALE

IMPROVED FLEX SPACE LOCATED IN THE HEART OF THE IBC



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ORANGE
COUNTY
INDUSTRIAL

PRICE
REDUCED!
\$2,795,000



17530 VON KARMAN

IRVINE, CALIFORNIA

PROPERTY FEATURES

- ▶ ±7,692 SF building
- ▶ ±1,000 SF warehouse
- ▶ ±6,692 SF office
- ▶ ±3,900 SF bonus mezzanine
- ▶ 20 parking spaces
- ▶ 1 ground level loading door
- ▶ Sprinklered
- ▶ Modern interior improvements
- ▶ Lab space
- ▶ Full kitchen area
- ▶ Restrooms with shower
- ▶ 405 & 5 Freeway access
- ▶ Minutes from World Class Tustin Legacy, featuring over 100 acres of public parks, 700,000+ SF of creative office, 2,800 new homes numerous retail amenities & Hoag Health Center

CONTACT

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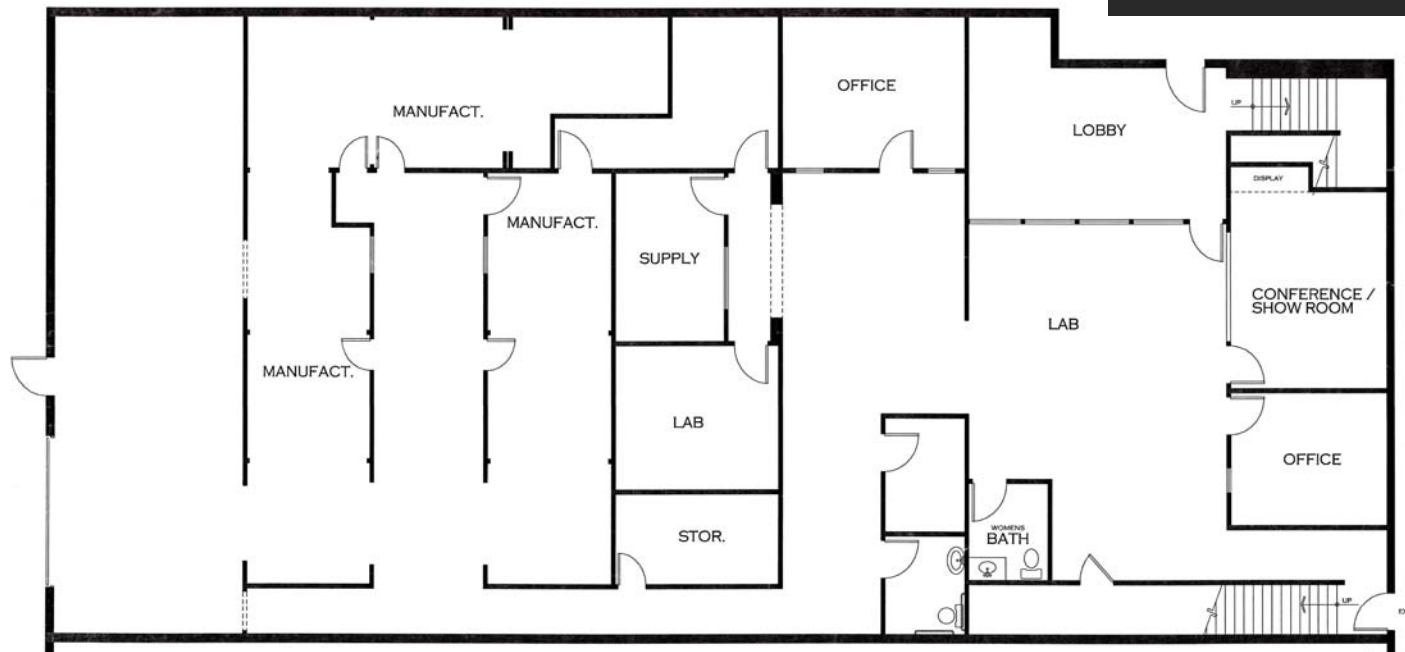
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FIRST FLOOR



FOR MORE INFORMATION, CONTACT:

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