

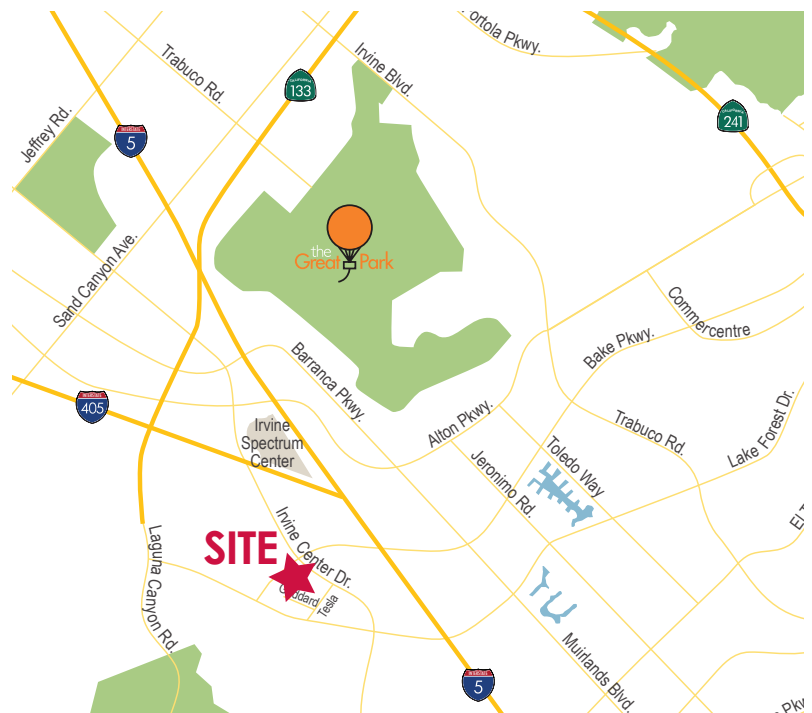
FOR LEASE OR SALE

220 GODDARD WAY | IRVINE, CA 92618



LISTING DATA

- ±4,911 SF Industrial R&D Building
- ±3,924 SF of 2-Story Office Space
- 5 Offices, Open Office, Storage, Break Room, and 2 Restrooms
- 1 Ground Level Door
- 22' Clearance
- 400 Amps
- 3.15:1000 Parking Ratio
- Sprinklered
- Built in 2003
- Great Access to the 5, 405 & 133 Freeways
- Lease Rate: \$1.39 NNN (Nets: \$0.42)



For more information, contact:

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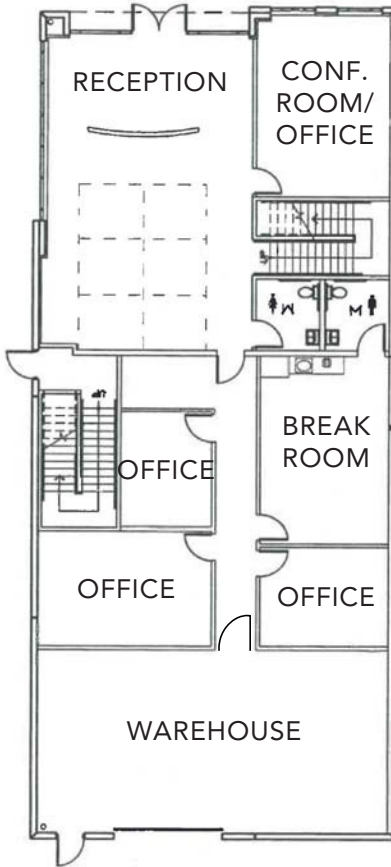
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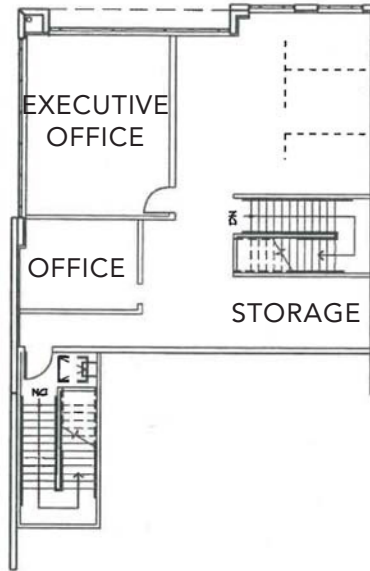
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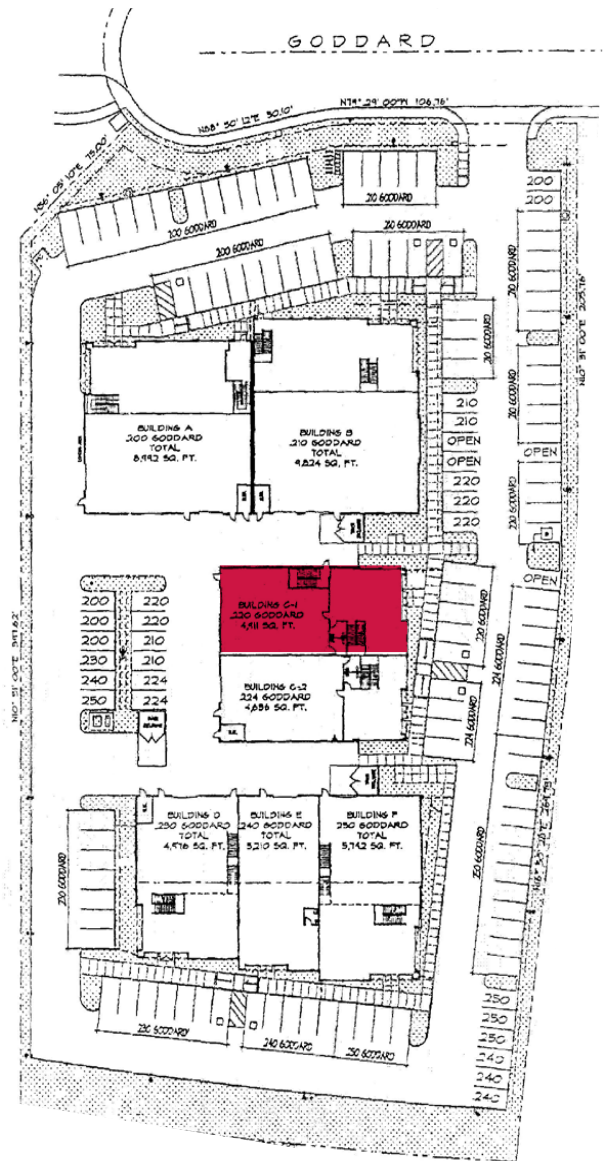
1ST FLOOR



2ND FLOOR



SITE PLAN



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