



Industrial / R&D Unit

16782 VON KARMAN #16, IRVINE, CA

±7,456 SF
FOR SALE



PROPERTY OVERVIEW

An exceptional owner-user purchase opportunity located in the heart of the Irvine Airport Area. This versatile property is ideally configured for corporate headquarters, light manufacturing, laboratory, R&D, and light distribution operations. It features ample 225 amps, 480-volt power capacity and a warehouse with a full 24-foot clear height, offering maximum potential for vertical storage.



±7,456 SF
industrial / R&D
unit



±3,478 SF
of office / R&D
area



3,978 SF
of warehouse with
ground level door



24'
clear height



225 AMP, 277/480v
electrical service



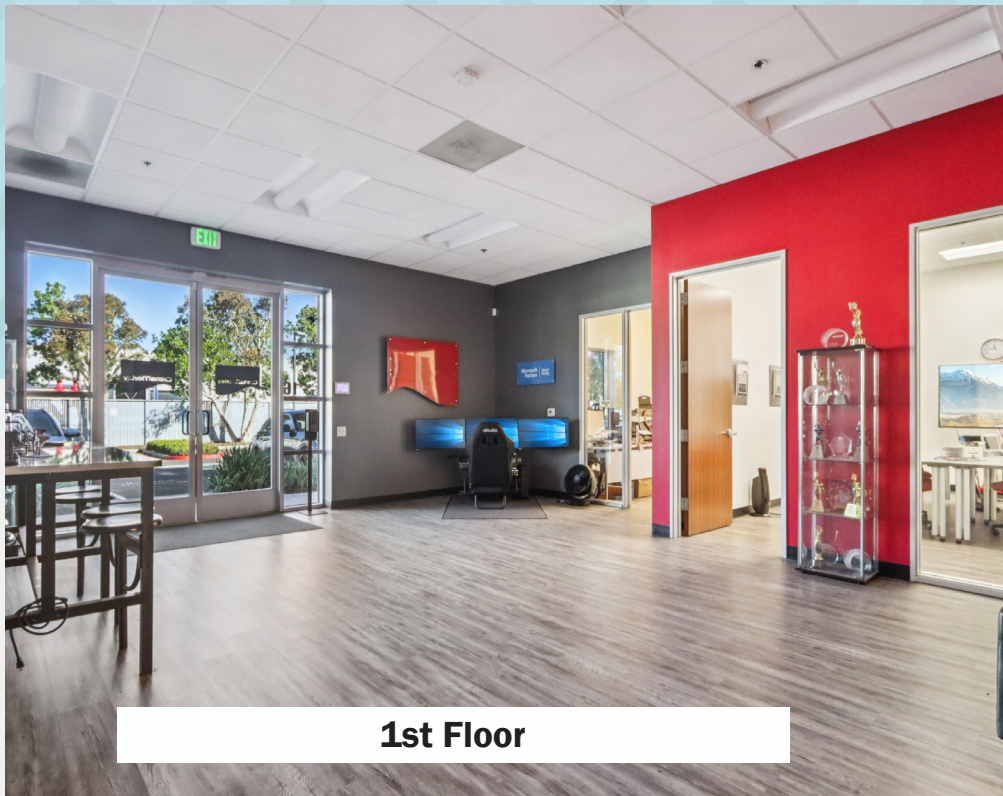
2:1,000
parking ratio includes
reserved parking
stalls



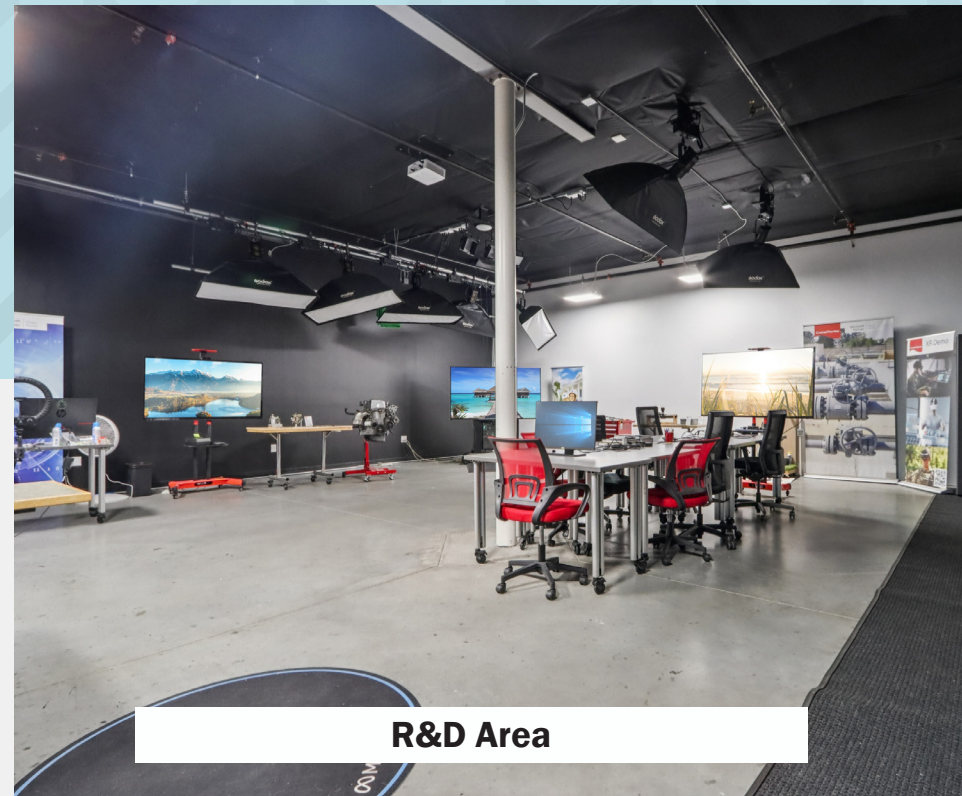
Close proximity
to **I-5, 405 and
55**
freeways



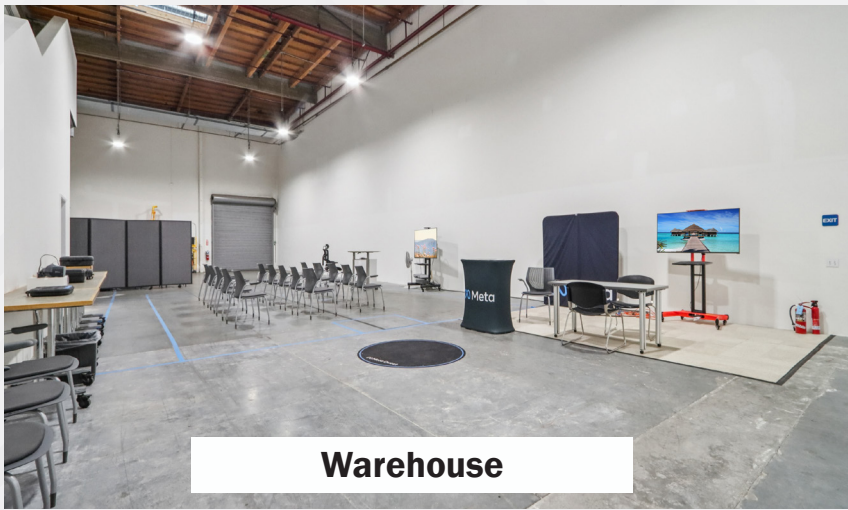
**Building Top
Signage**
available



1st Floor



R&D Area



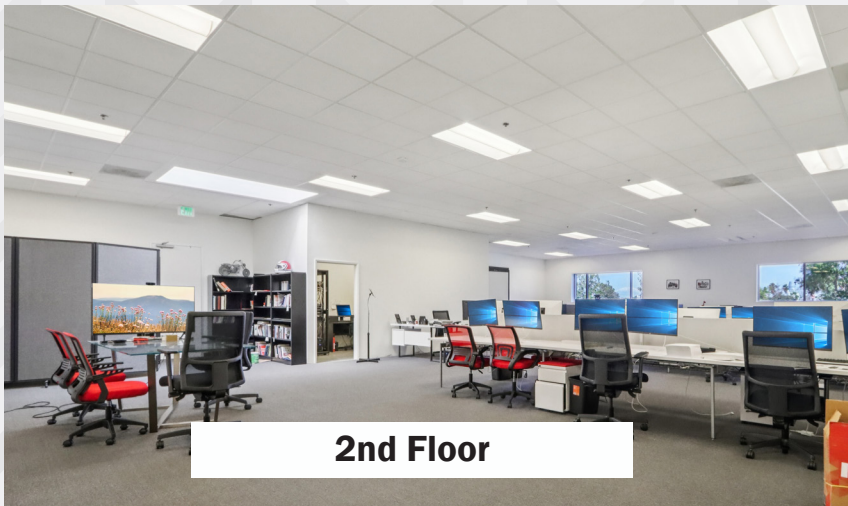
Warehouse



Project Exterior



Warehouse



2nd Floor



Ground Level Loading Door

FLOOR PLAN



* All building, site and parking areas are approximate and to be verified.

LOCATION HIGHLIGHTS

**16782 VON
KARMAN #16,
IRVINE**

Port of Los Angeles

Port of Long Beach

**John
Wayne
Airport**

- 2.5 miles** ▶ 5 Freeway
- 2.5 miles** ▶ 405 Freeway
- 1.4 miles** ▶ John Wayne Airport
- 22.9 miles** ▶ Long Beach Airport (LGB)
- 13.5 miles** ▶ Anaheim Convention Center
- 5.2 mile** ▶ Irvine Spectrum Center

XAVIER NOLASCO

xavier.nolasco@jll.com
+1 949 296 3622
RE License #01911759

ETHAN JACOBS

ethan.jacobs@jll.com
+1 714 350 1264
RE License # 01410591



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.