



±7,456 SF
FOR SALE

Industrial / R&D Unit

16782 VON KARMAN #16, IRVINE, CA



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



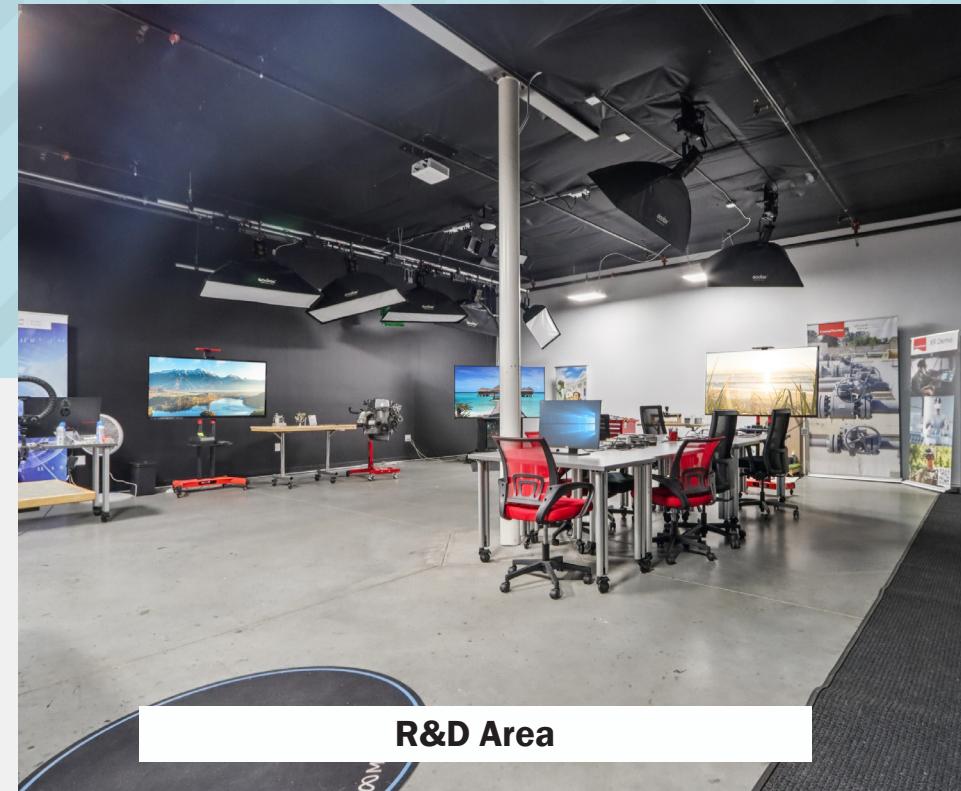
Close proximity
to **I-5, 405 and
55**
freeways



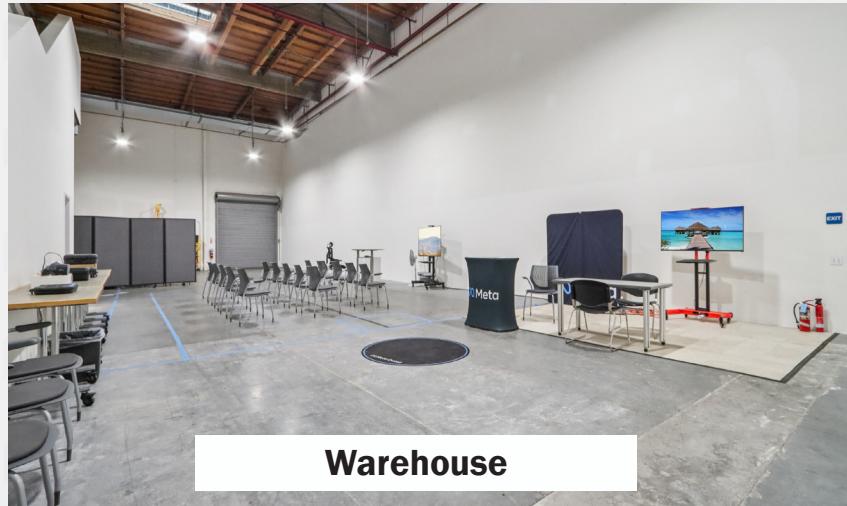
**Building Top
Signage**
available



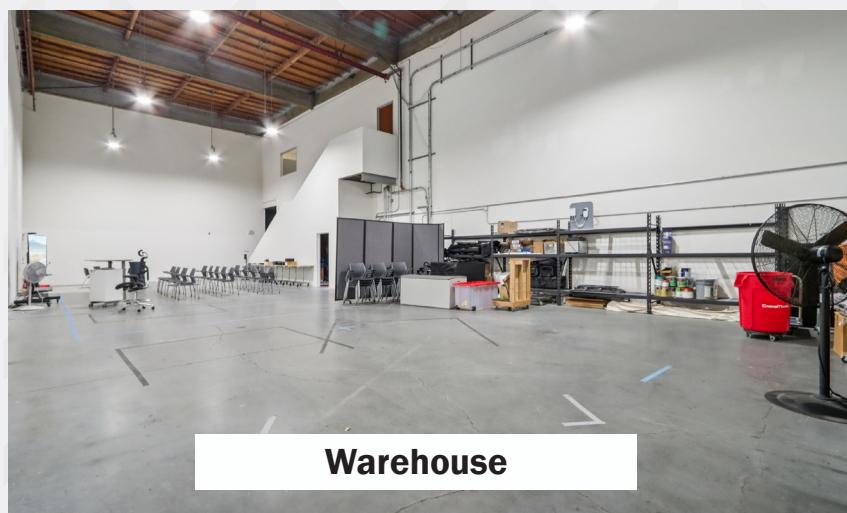
1st Floor



R&D Area



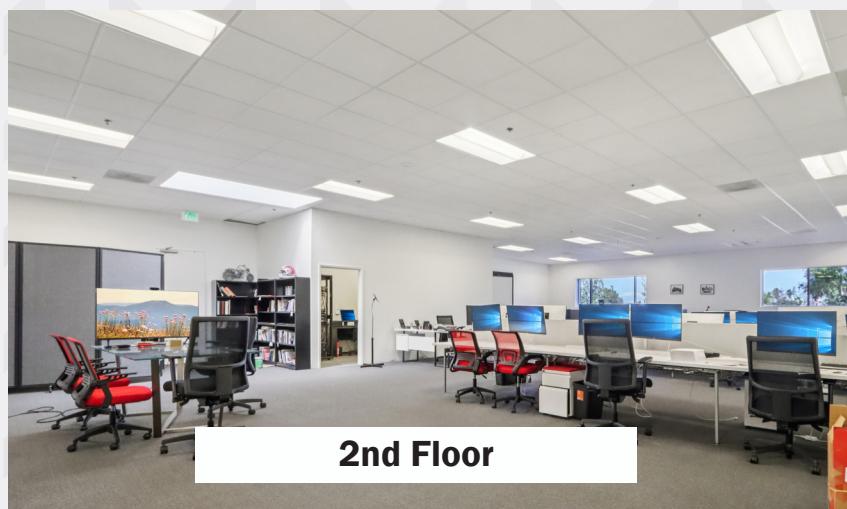
Warehouse



Warehouse



Project Exterior

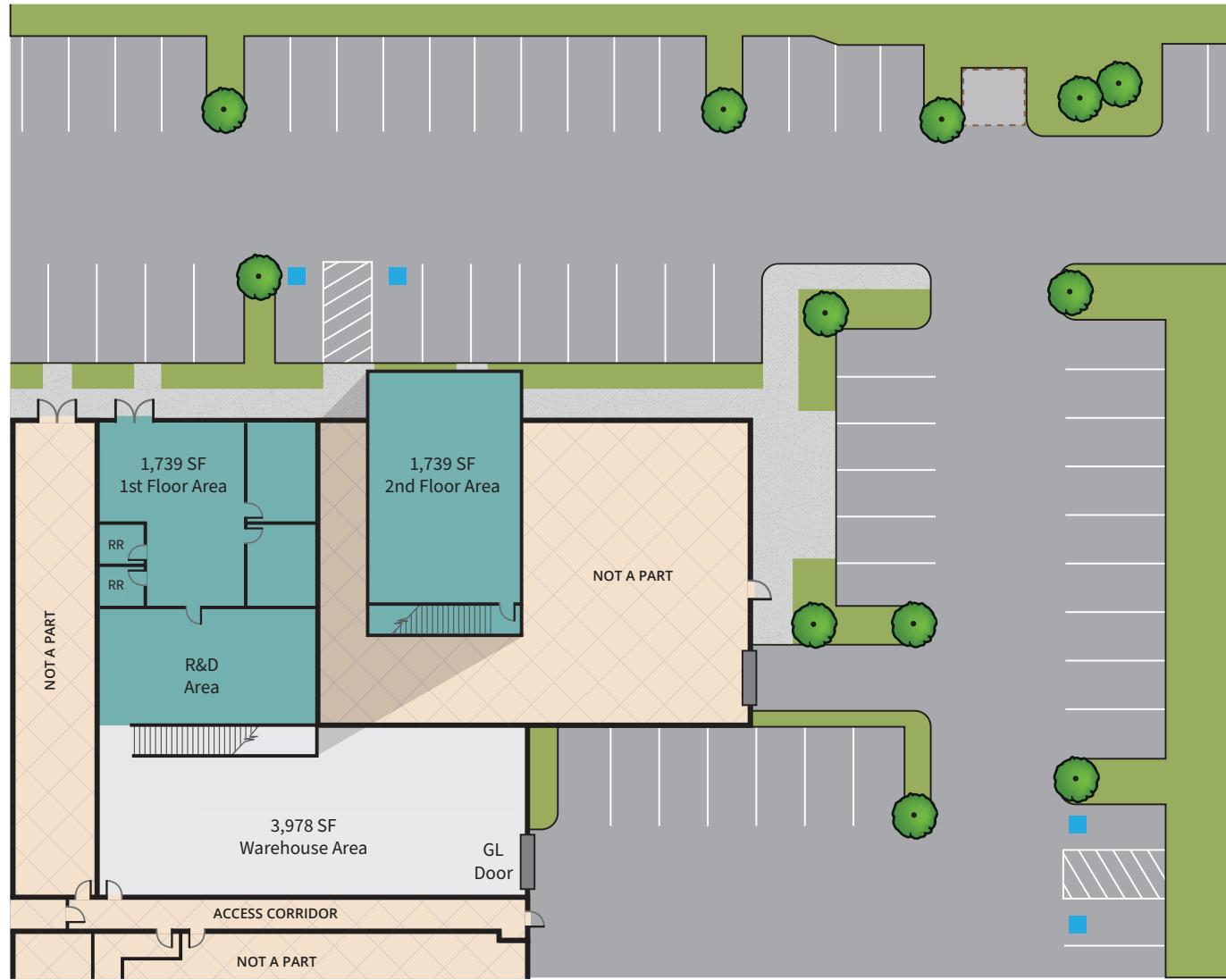


2nd Floor



Ground Level Loading Door

FLOOR PLAN



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

Gardena

Yorba Linda

Cord

LOCATION HIGHLIGHTS

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KARMAN #16,
IRVINE



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