

# FOR LEASE



**±3,894-5,894 SF HIGH IMAGE INDUSTRIAL/R&D BUILDING**

73 BUNSEN, IRVINE, CA 92618

**Voit**  
REAL ESTATE SERVICES

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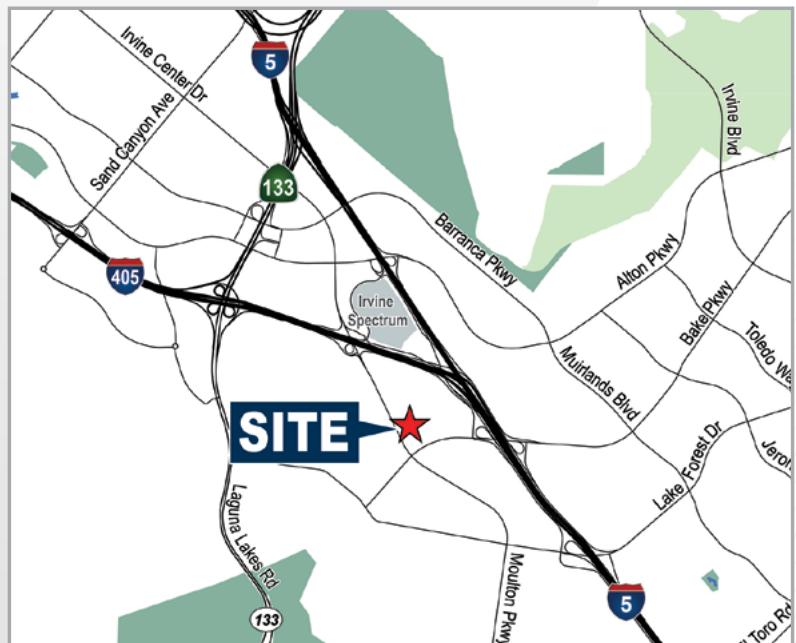


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## PROPERTY FEATURES

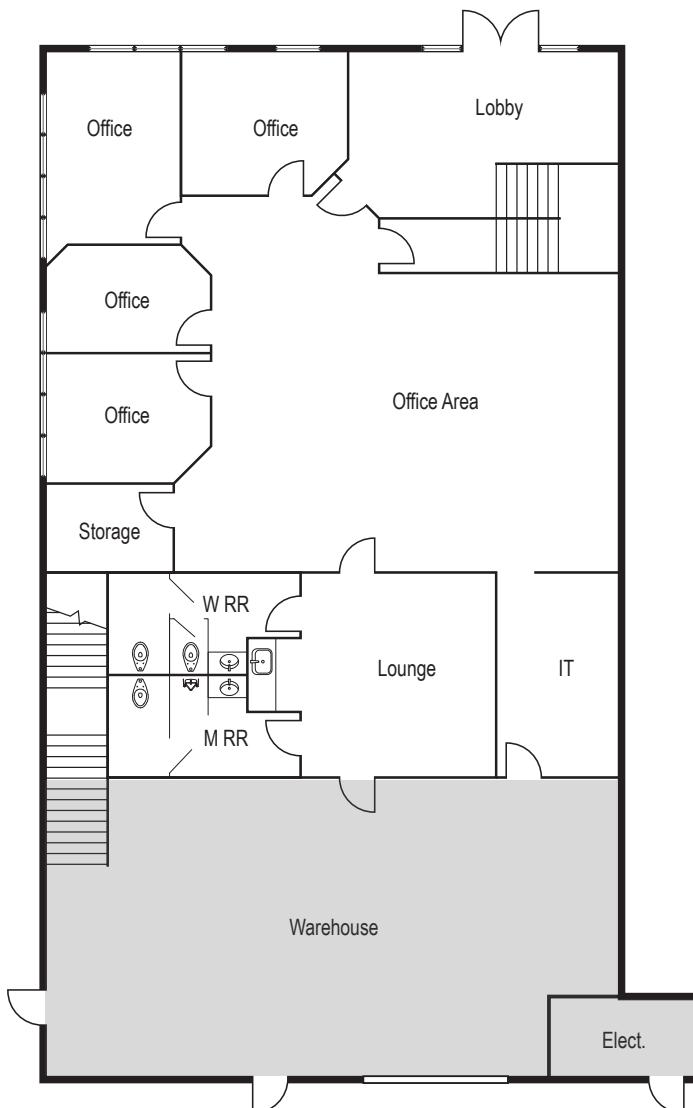
- $\pm 3,894$ - $5,894$  SF HIGH IMAGE INDUSTRIAL/R&D BUILDING
- OWNER WILL KEEP  $\pm 2,000$  SF ON 2ND FLOOR OR MOVE OUT
- $\pm 4,410$  SF TWO STORY OFFICE SPACE
- ONE (1) GROUND LEVEL LOADING DOOR
- 400 AMPS, 208Y/120 V (VERIFY)
- 22' WAREHOUSE CLEARANCE
- 3.5:1,000 SF PARKING RATIO
- IMMEDIATE 405/5/133 FREEWAY ACCESS
- BUILT IN 2005
- **ASKING RATE: \$1.70 NNN WITH \$0.44 PSF NET EXPENSES**





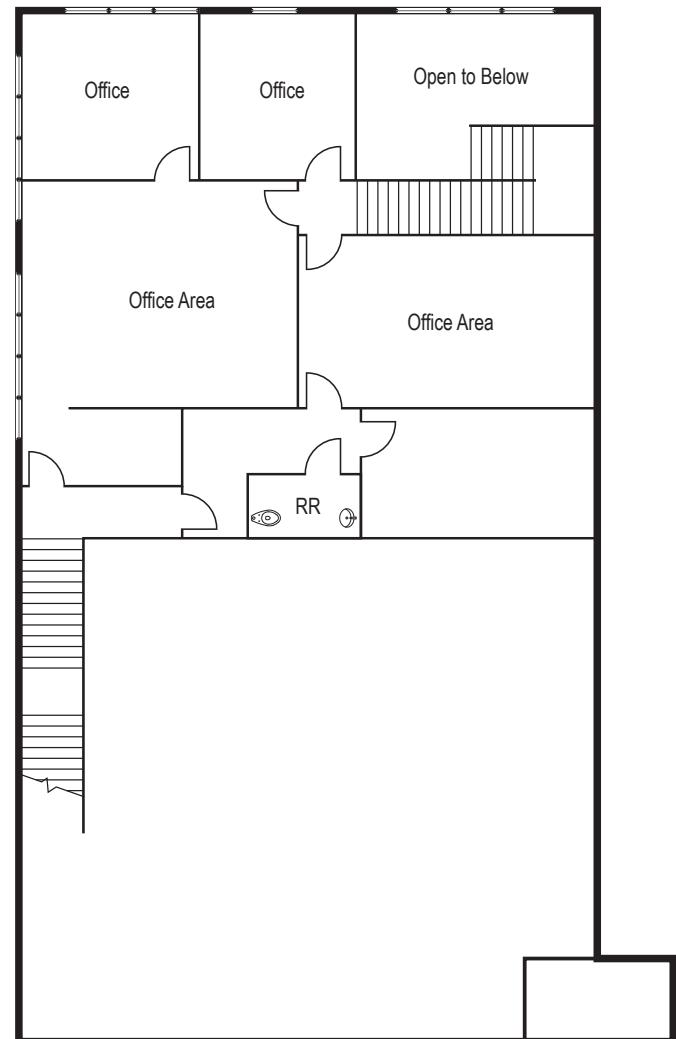
# FLOOR PLAN

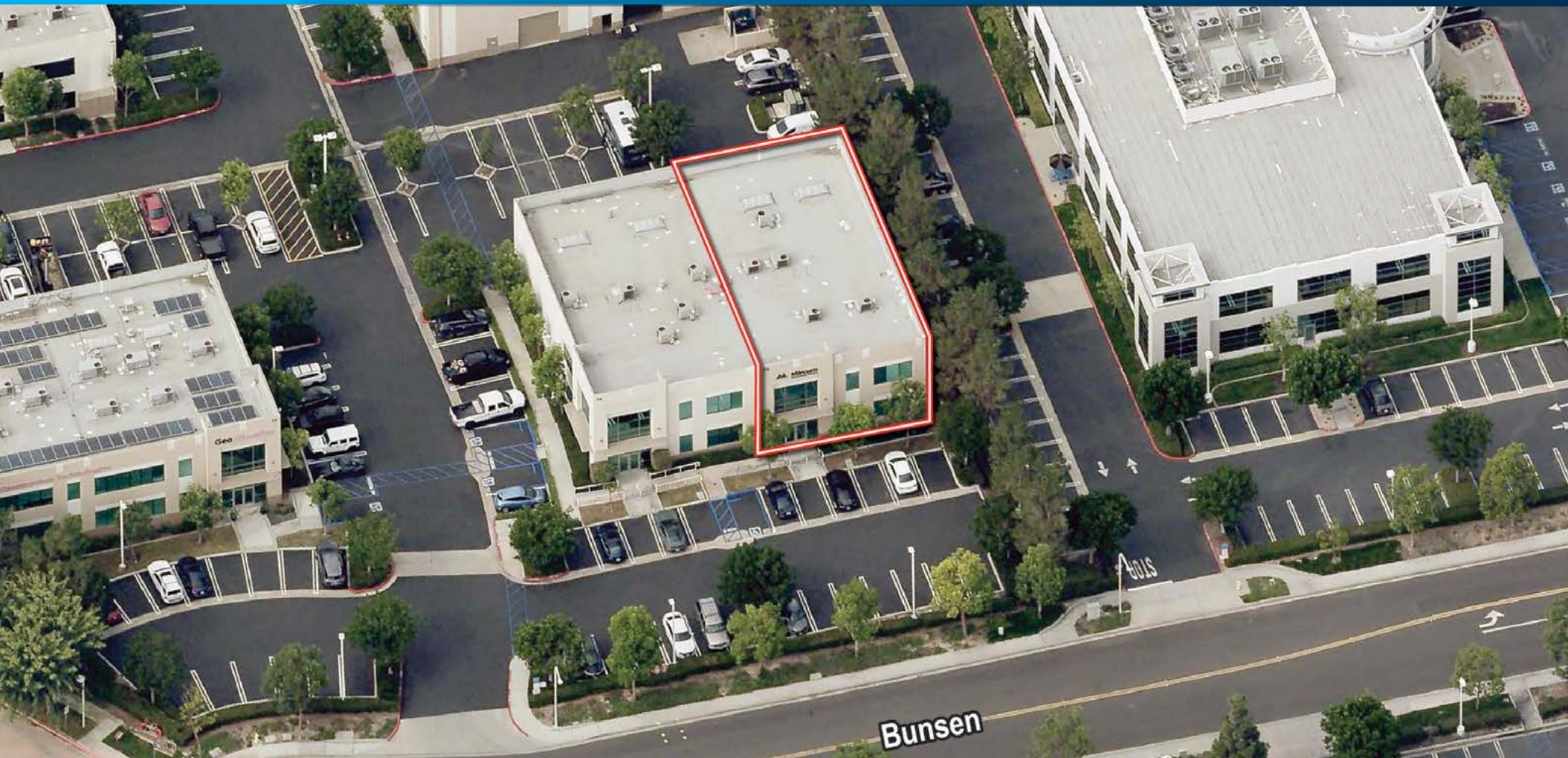
## GROUND FLOOR - ±3,894



## 2ND FLOOR - ±2,000 SF

OWNER WILL KEEP 2ND FLOOR OR MOVE OUT





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