

NEW - TO - MARKET

9231 RESEARCH DR, IRVINE, CA
HIGH-IMAGE INDUSTRIAL/FLEX CONDO



FOR SALE/LEASE
OPPORTUNITY

4,199 SQUARE FEET

NICK THORPE (213) 892-8881 x 393 | NTHORPE@RAGINC.COM | ID:02021894

CORPORATE HQ: 545 SOUTH FIGUEROA STREET, SUITE 1209, LOS ANGELES, CA 90071

CORPORATE ID: 01301202



REALTY
ADVISORY
GROUP INC.

EST. 1995

RAGINC.COM

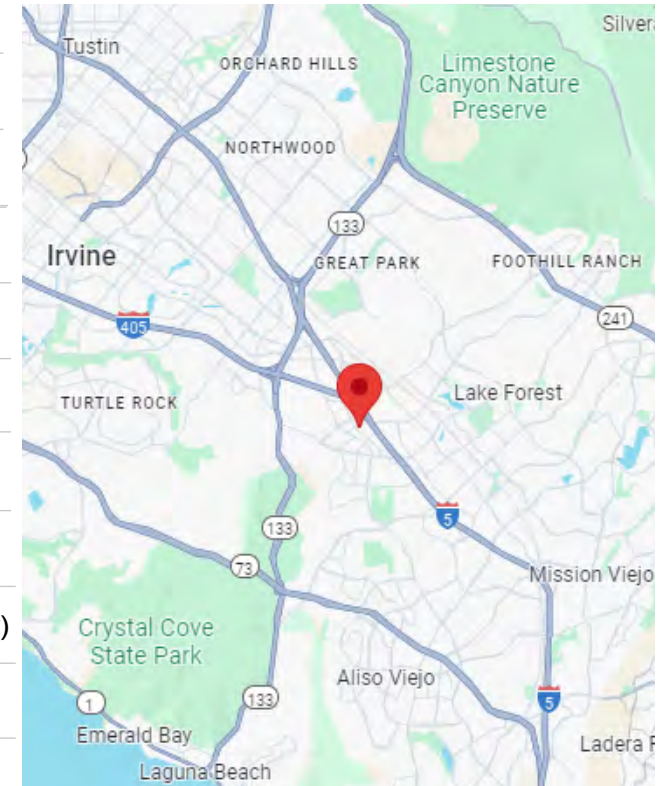
◆ PROPERTY OVERVIEW / MAP

BUILDING SPECIFICATIONS



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Building Area	4,199 Square Feet
Office Square Footage	Two-Story (1,036 Square Feet Per Floor)
Sprinklers	Ordinary Hazard - Density .33gpm/3,000 s.f
Zoning / Jurisdiction	Design Professional 5.4
Year Built	2007
Construction Type	Site Cast Tilt-Up Concrete
Loading	12'W x 14'H Metal Roll-Up Service Door
Clear Height	22'
Power	277/480 Volt, Three Phase, Four Wire Service (Need to Verify)
Parking	Reserved Parking
APN	931-372-71



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