

HIGH IMAGE OFFICE AND WAREHOUSE BUILDING

21 Morgan, Ste 150, Irvine, CA 92618

**21,500 SF
AVAILABLE**



Exclusively Offered By:

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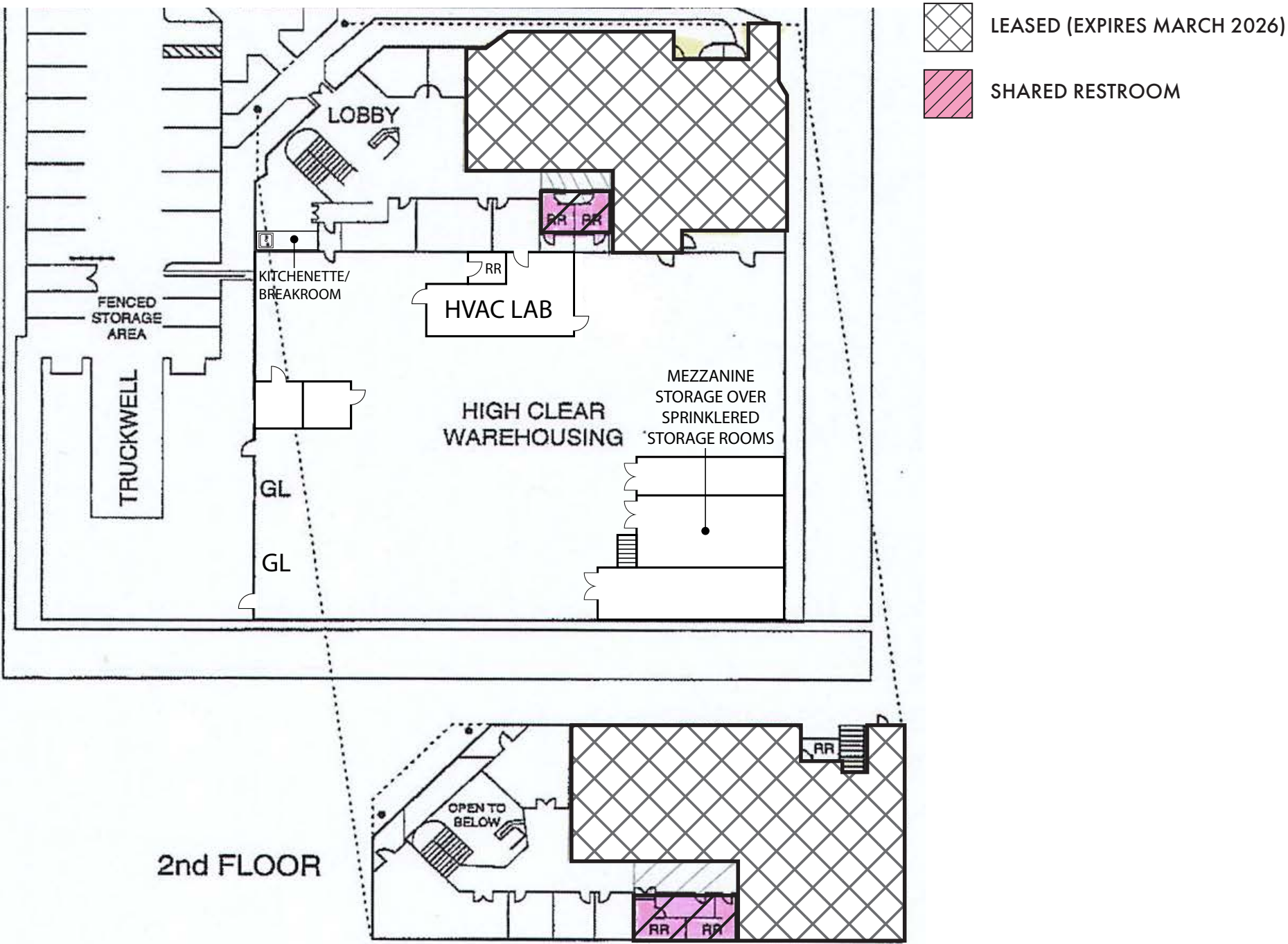
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PROPERTY HIGHLIGHTS

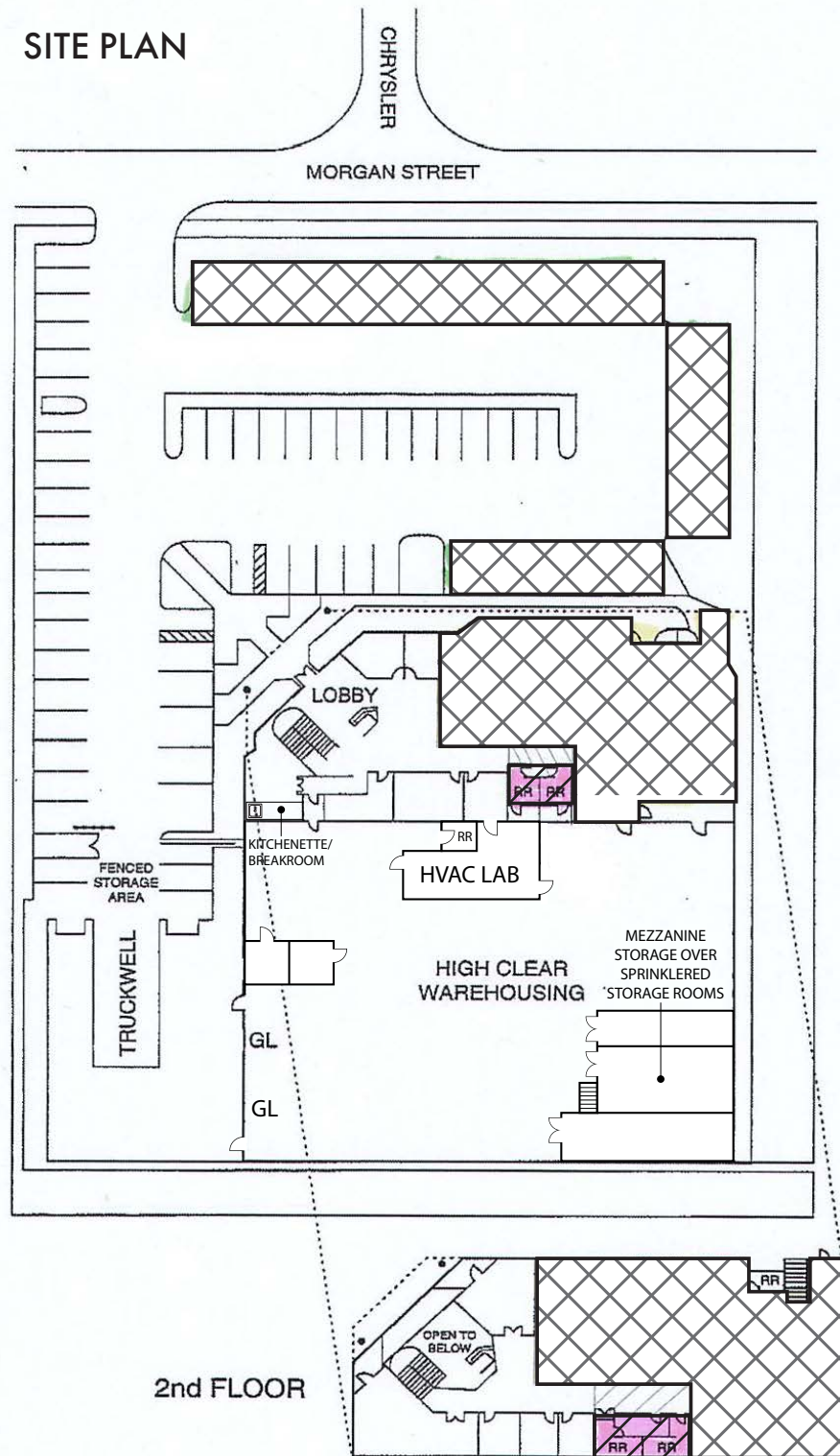
Lease Rate:	\$1.29/PSF NNN (Op Ex \$.0.20/PSF)
Total Square Feet:	±21,500 SF
Office Square Feet:	±4,000 SF (Two Story)
Exterior DH Loading Well:	2 (Two)
GL Loading Door:	2 (Two)
Clear Height:	24'
Sprinklered:	Yes
Power:	Heavy Power - 3 Phase 277/480 Volt
Parking:	46 Spaces (Including 2 Handicap)
Yard:	Fenced Tuckwell Storage Yard
Lab Area:	HVAC Lab Room



FLOOR PLAN



SITE PLAN



LEASED (EXPIRES MARCH 2026)



SHARED RESTROOM

