

FOR SALE

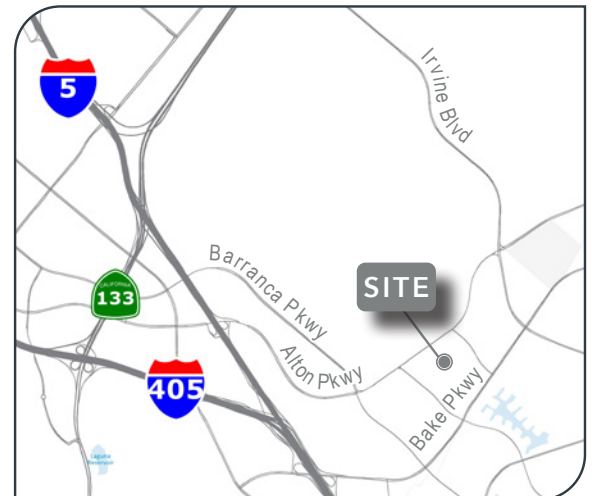
±20,100 SF Industrial/Flex Building
High Image Office

8 Vanderbilt
Irvine, CA 92618



PROPERTY HIGHLIGHTS

- ▶ ±20,100 square feet building (Divisible into two 10,050 square feet units)
- ▶ ±14,300 square feet of high image office with excellent window line
- ▶ Reduced office possible to allow for more traditional Industrial / Flex / Assembly / Lab Space
- ▶ 52 car parking (2.6:1)
- ▶ Fenceable yard, subject to City approval
- ▶ 2 ground level doors
- ▶ 800-1200 Amps, Buyer to verify
- ▶ 22' clearance
- ▶ Excellent Irvine Spectrum location
- ▶ Easy access to the 5, 405, 133 and 241



For more information, or to
Arrange a Tour, Contact:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
Corporate ID #01011260

Dave Hunsaker

Principal | Lee & Associates - Orange

714-564-7113

dhunsaker@lee-associates.com

DRE #00845288

Chuck Noble

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DRE #00658192

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

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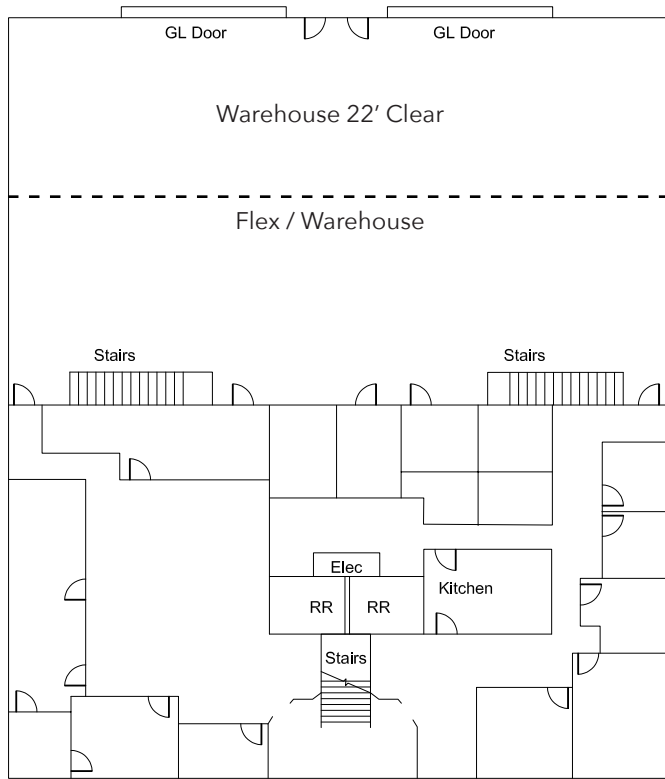
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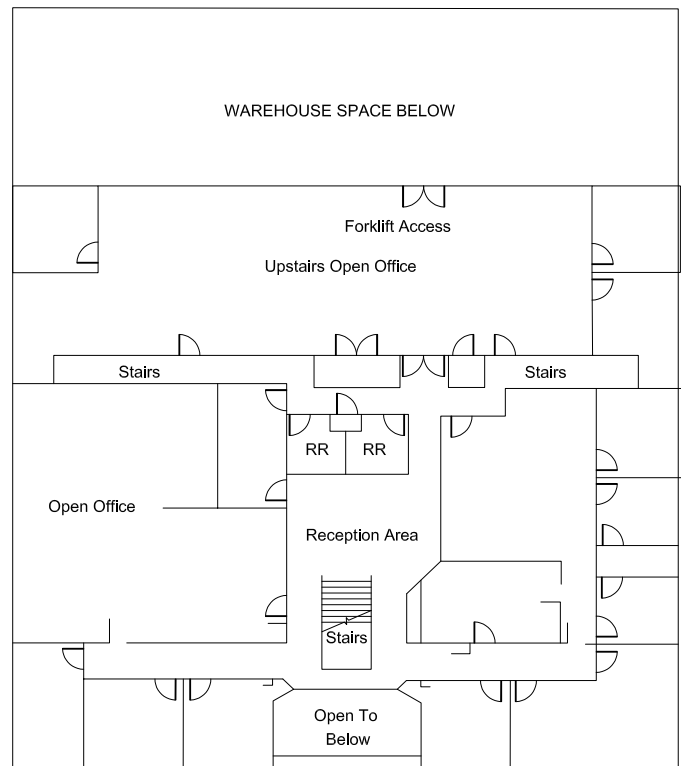
SITE PLAN

Current Layout

Not to Scale



First Floor



Second Floor

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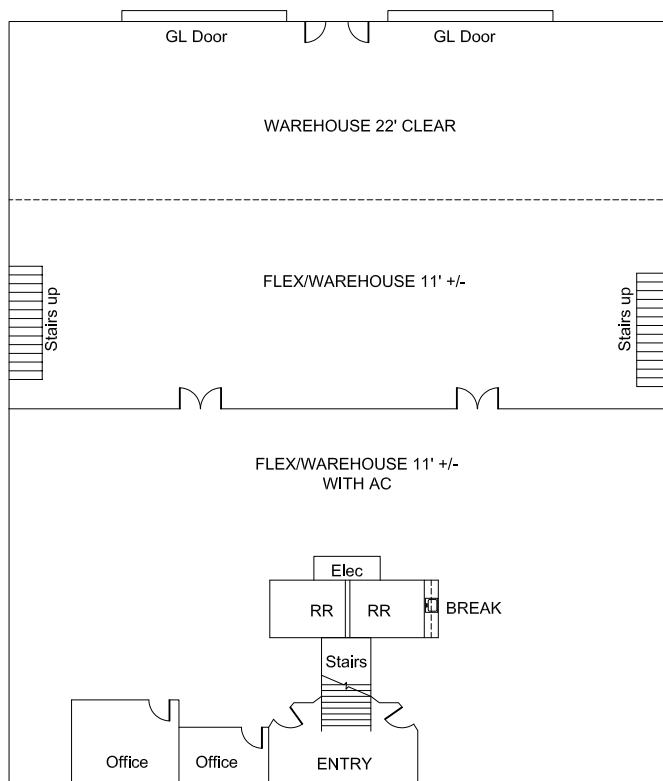
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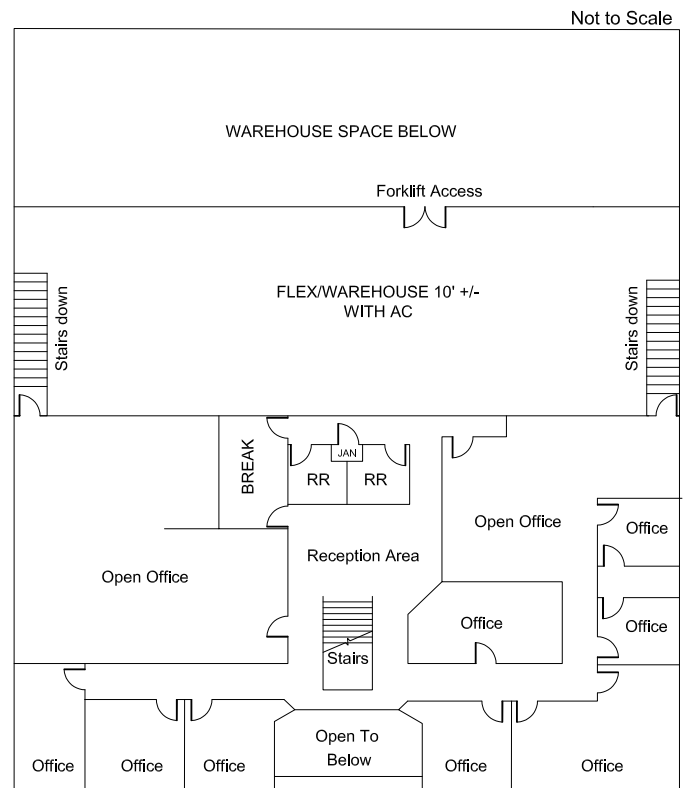
SITE PLAN

Possible Industrial Layout



First Floor

12,100 SF WAREHOUSE/OFFICE



Second Floor

6,000 SF OFFICE & 2,000 SF FLEX/ WAREHOUSE

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