



eXp COMMERCIAL



AVAILABLE NOW

LISTED AT **\$2.25/Sq. Ft.**

18019 Sky Park Circle, Suite G Irvine, CA 92614

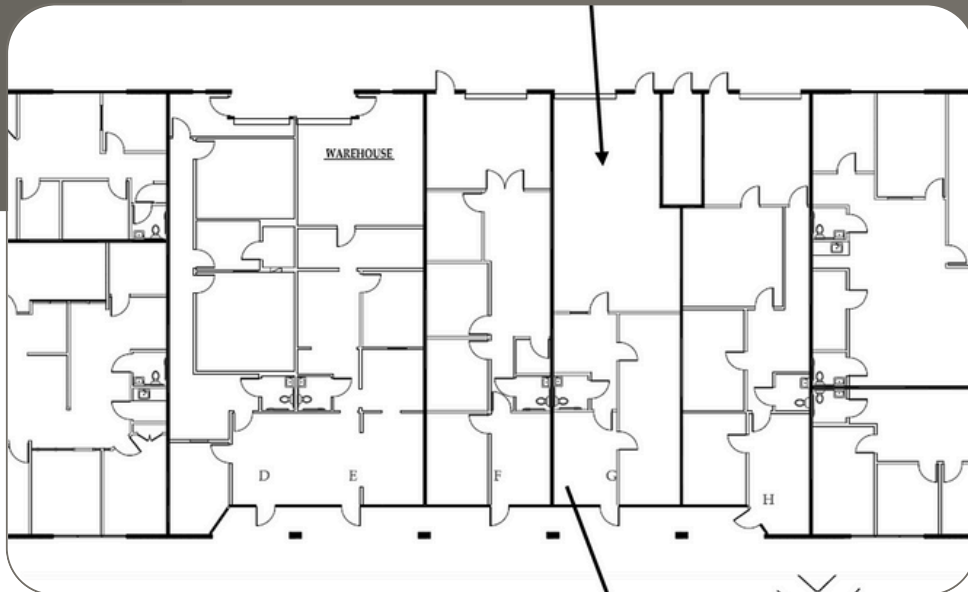
PROPERTY FEATURES

- Flex Space/Mixed Use
- 1,491 sq. ft./ ~700 sq. ft warehouse
- Drive-up access w/roll-up door
- Clean, professional business park environment
- Private restroom
- Excellent access to major freeways and airport

ABOUT THIS PROPERTY

Discover a clean, well-balanced flex suite in the heart of Irvine's business corridor, ideal for companies seeking a professional office presence with functional warehouse capability. This $\pm 1,491$ sq ft unit offers the perfect mix of office and warehouse — approximately 700 sq ft of warehouse space and a roll-up door for easy loading, plus ± 791 sq ft of built-out office area featuring a reception, private office, and open work area.

The space is fully air-conditioned in the office portion, with ample natural light and convenient rear access to the warehouse. Located within a well-maintained business park with ample parking, easy freeway access (I-5, 405 & 55), and proximity to key Irvine amenities.



LISTED EXCLUSIVELY BY:

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