



Bldg #12

59 Peters Canyon Rd, Irvine, CA 92606



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Bldg #12

\$3,375,000

Located in the heart of Irvine's prestigious Peters Canyon Business Park, this meticulously maintained 5,662 sq ft building blends executive-level finishes with high-functionality industrial capabilities. Buildings like this do not come up often — and when they do, they sell fast.

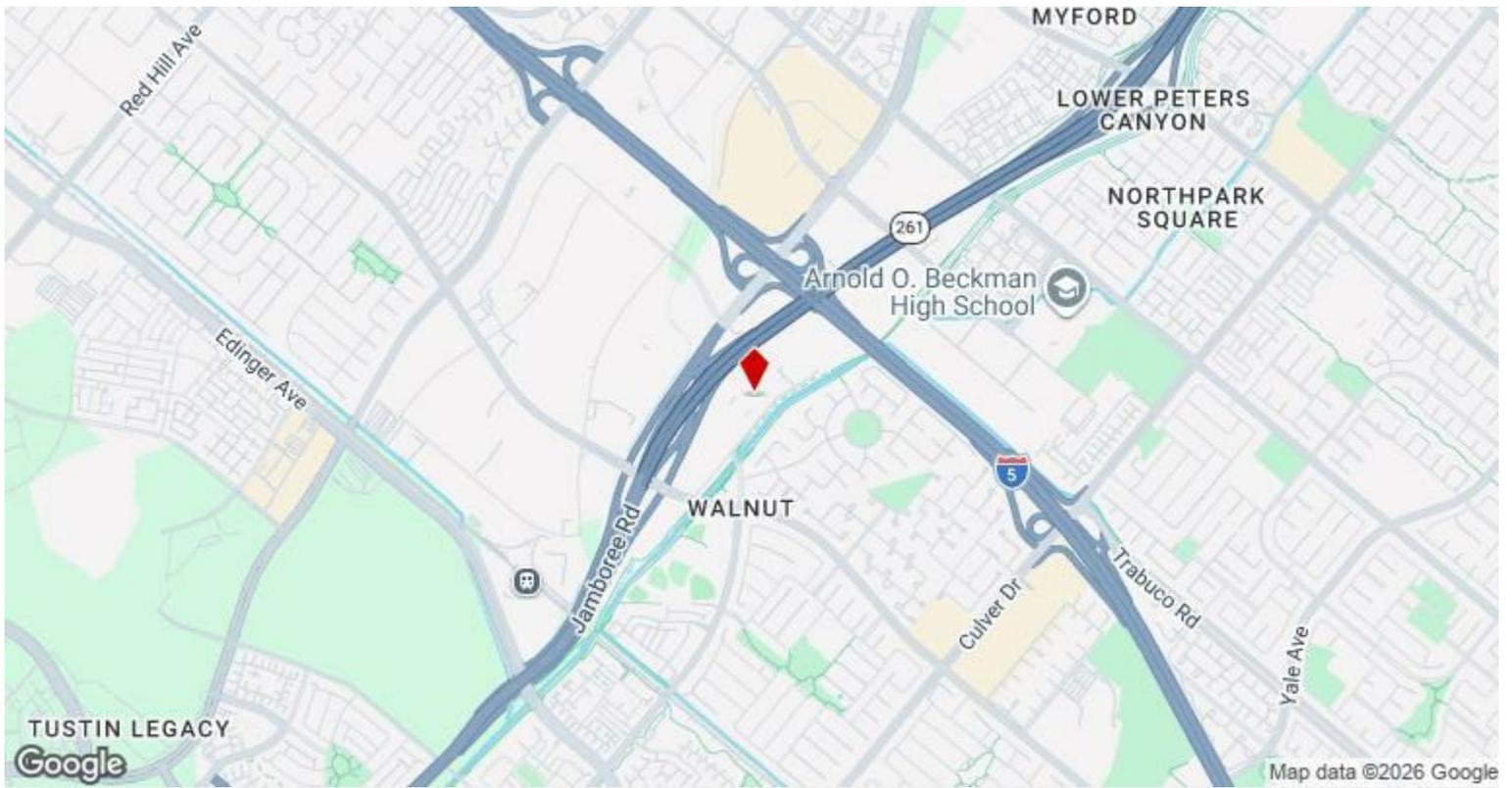
Modern Class-A Buildout:

- * Executive offices and conference room with glass accents and premium flooring.
- * Fully built-out kitchenette, ADA-compliant restrooms, and a shower-equipped bathroom.
- * Rare 26-ft clear height, fully HVAC'd warehouse — ideal for high-end tech, e-commerce, or clean storage needs.

- Executive office buildout with premium finishes
- Shower-equipped bathroom and ADA-compliant restrooms
- Fully HVAC'd warehouse with rare 26-ft clear height
- Centrally located near major freeways and airport
- Ideal for tech, e-commerce, or clean storage users
- Located in prestigious Peters Canyon Business Park

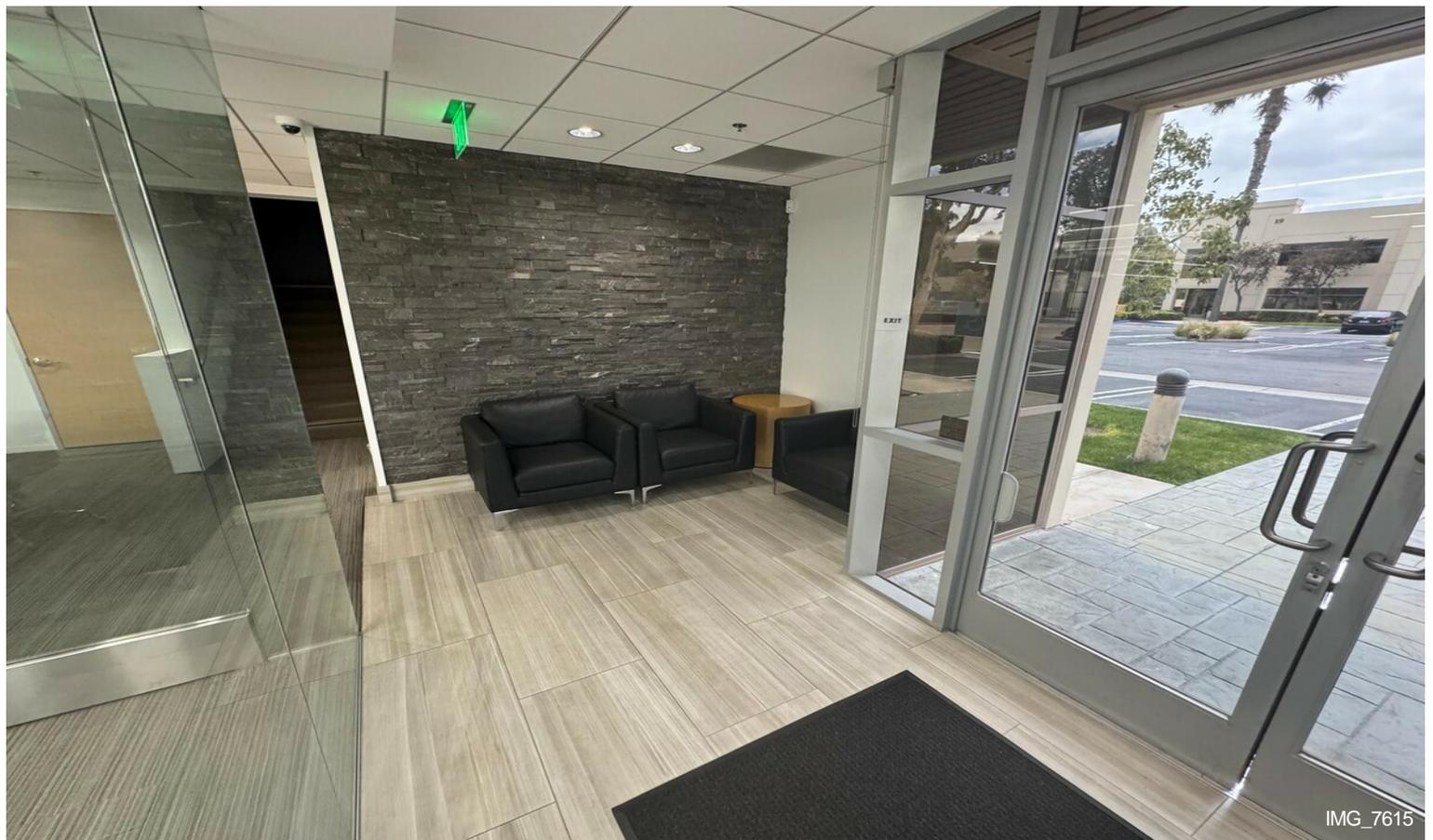


Price:	\$3,375,000
Property Type:	Flex
Property Subtype:	Flex Research & Development
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.08 AC
Gross Building Area:	12,706 SF
Rentable Building Area:	5,662 SF
No. Stories:	2
Year Built:	2005
Tenancy:	Single
Parking Ratio:	5.3/1,000 SF
Zoning Description:	IBC
APN / Parcel ID:	449-017-12



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Property Photos



Property Photos



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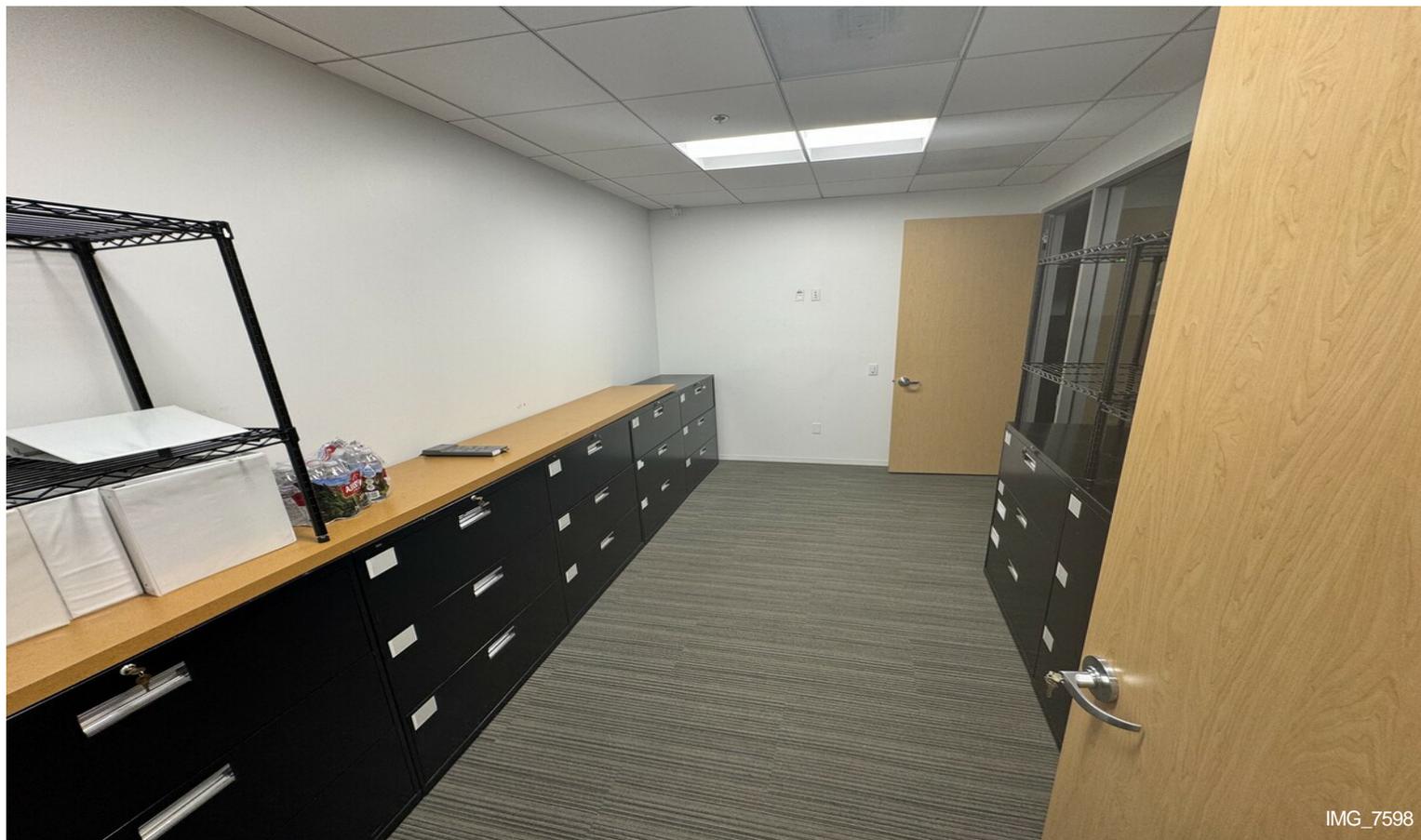


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Property Photos



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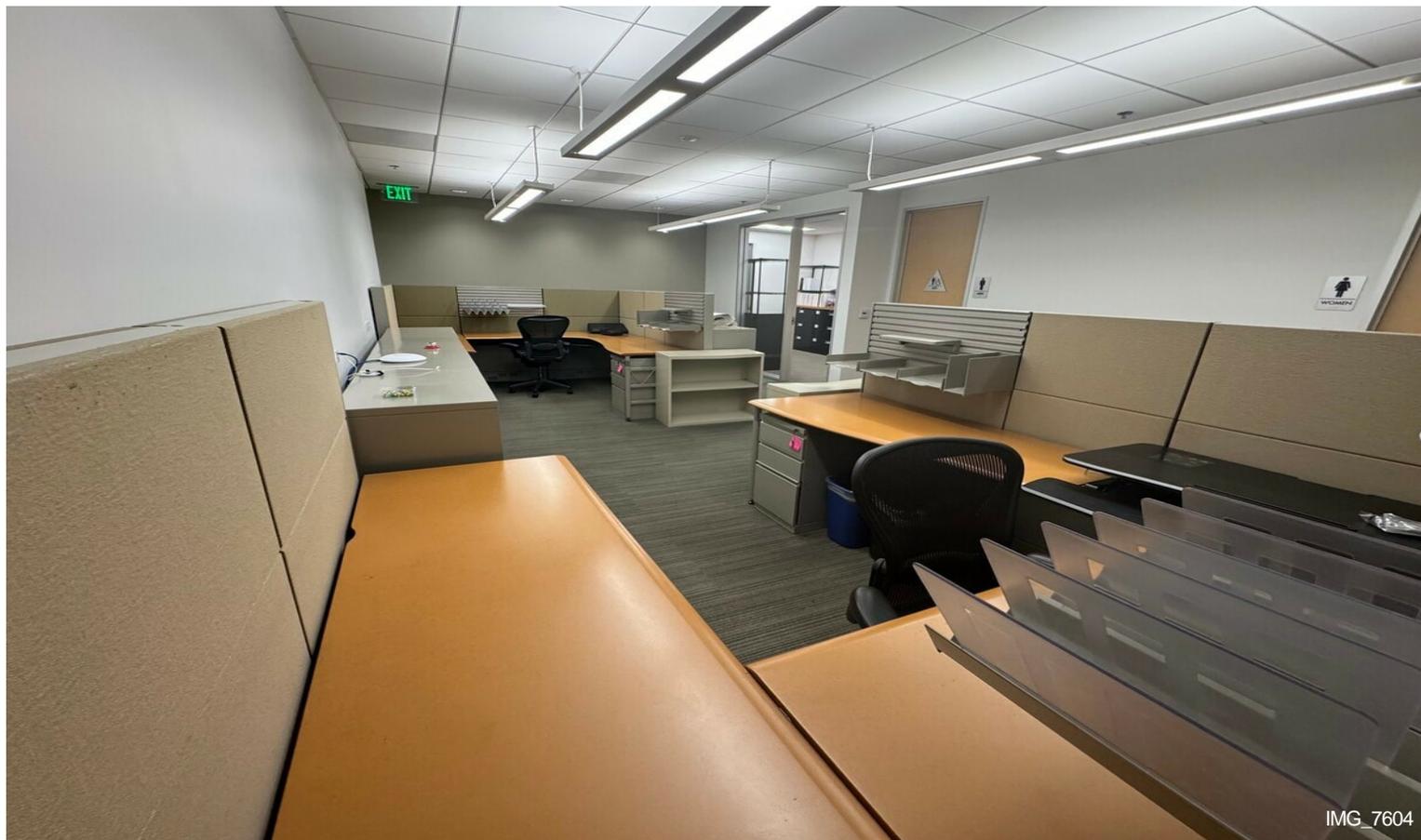


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Property Photos

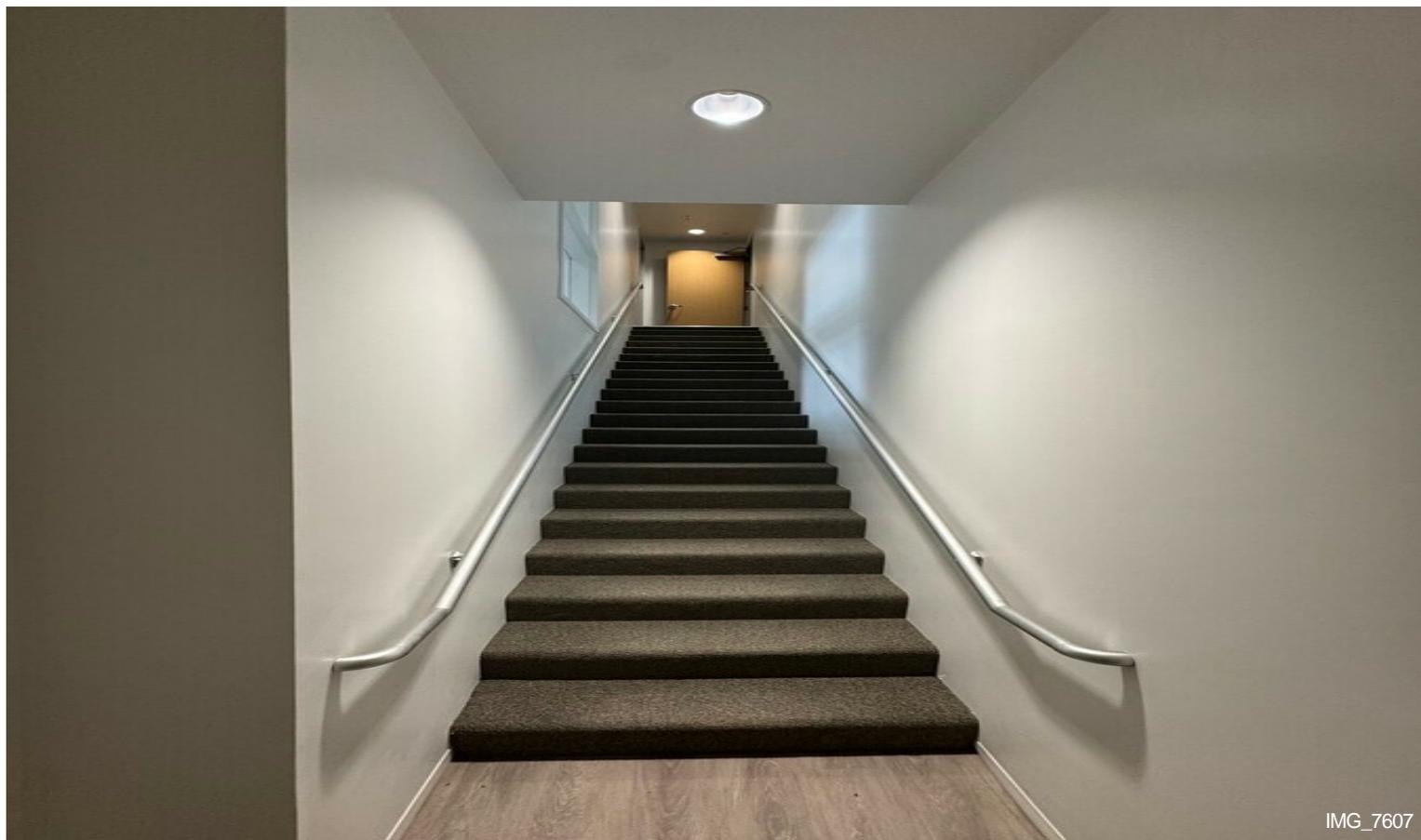


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Property Photos

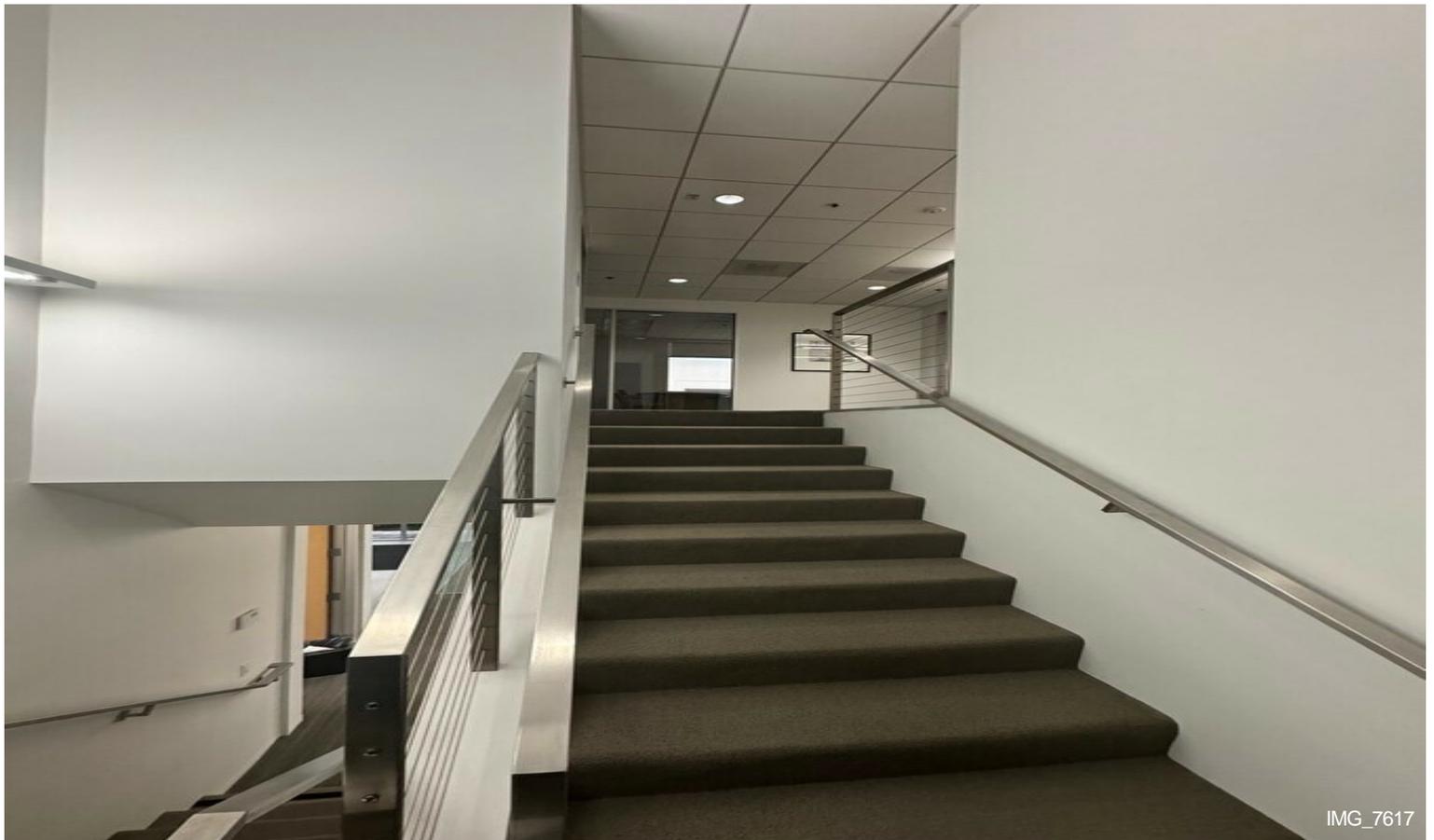


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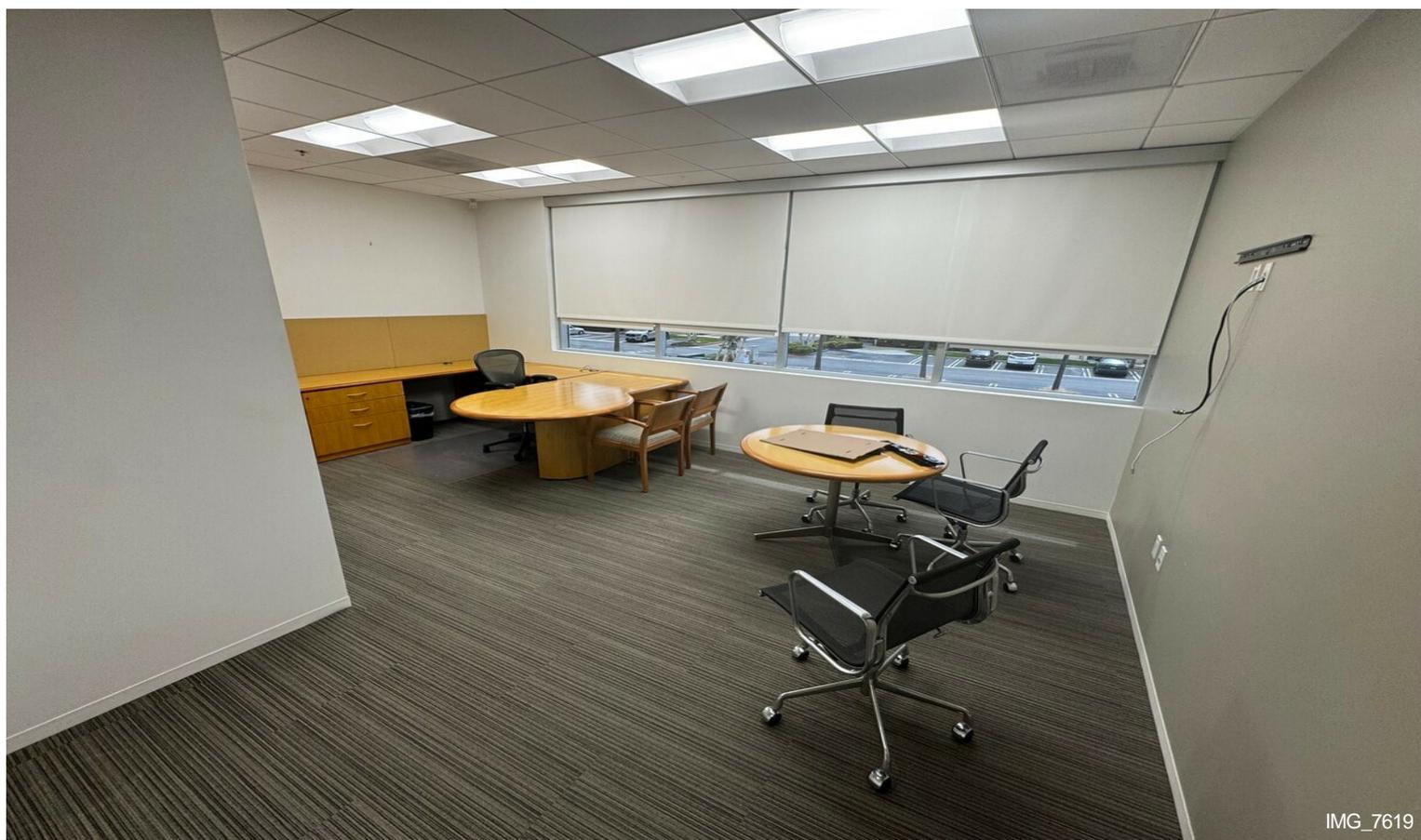
Property Photos



Property Photos



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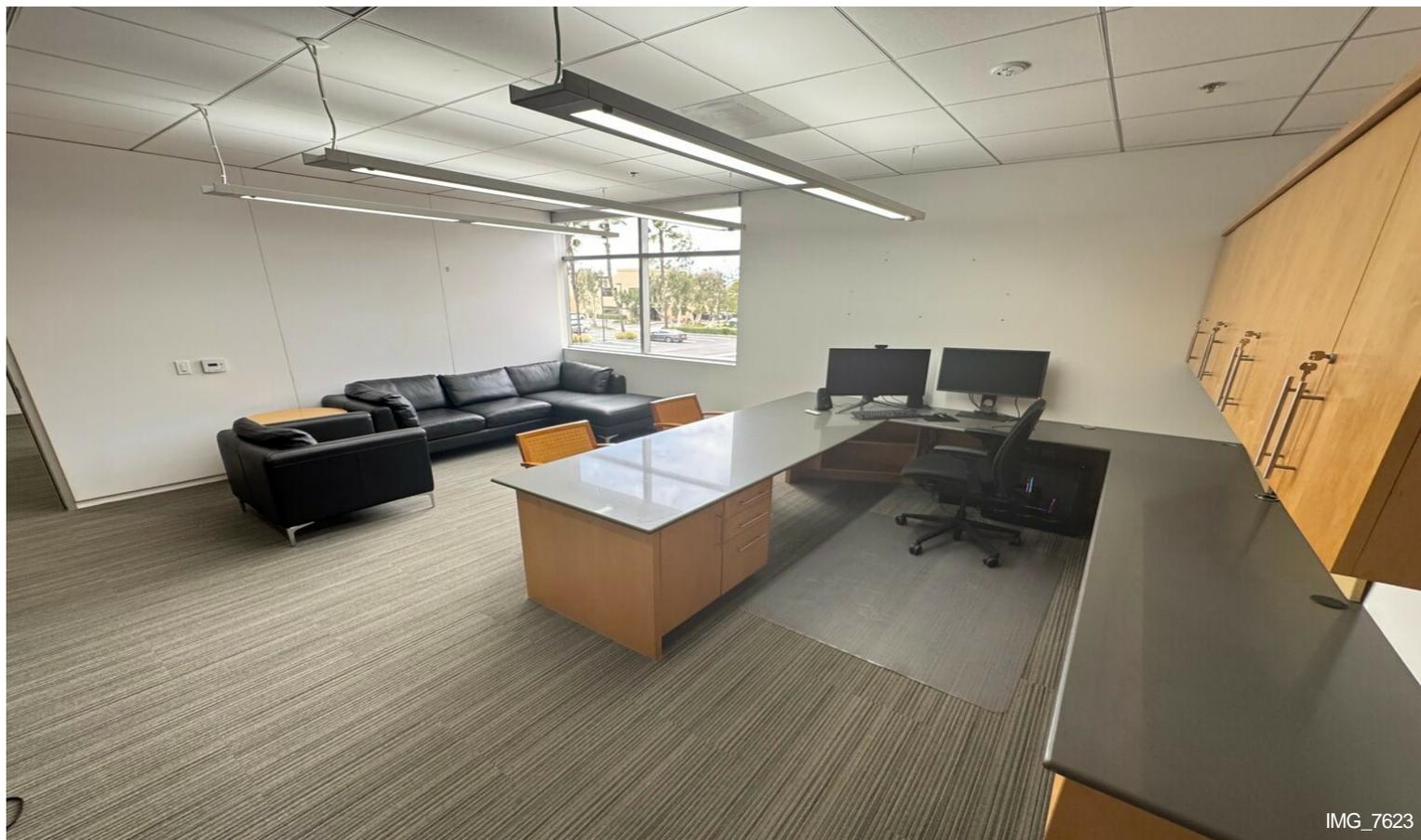


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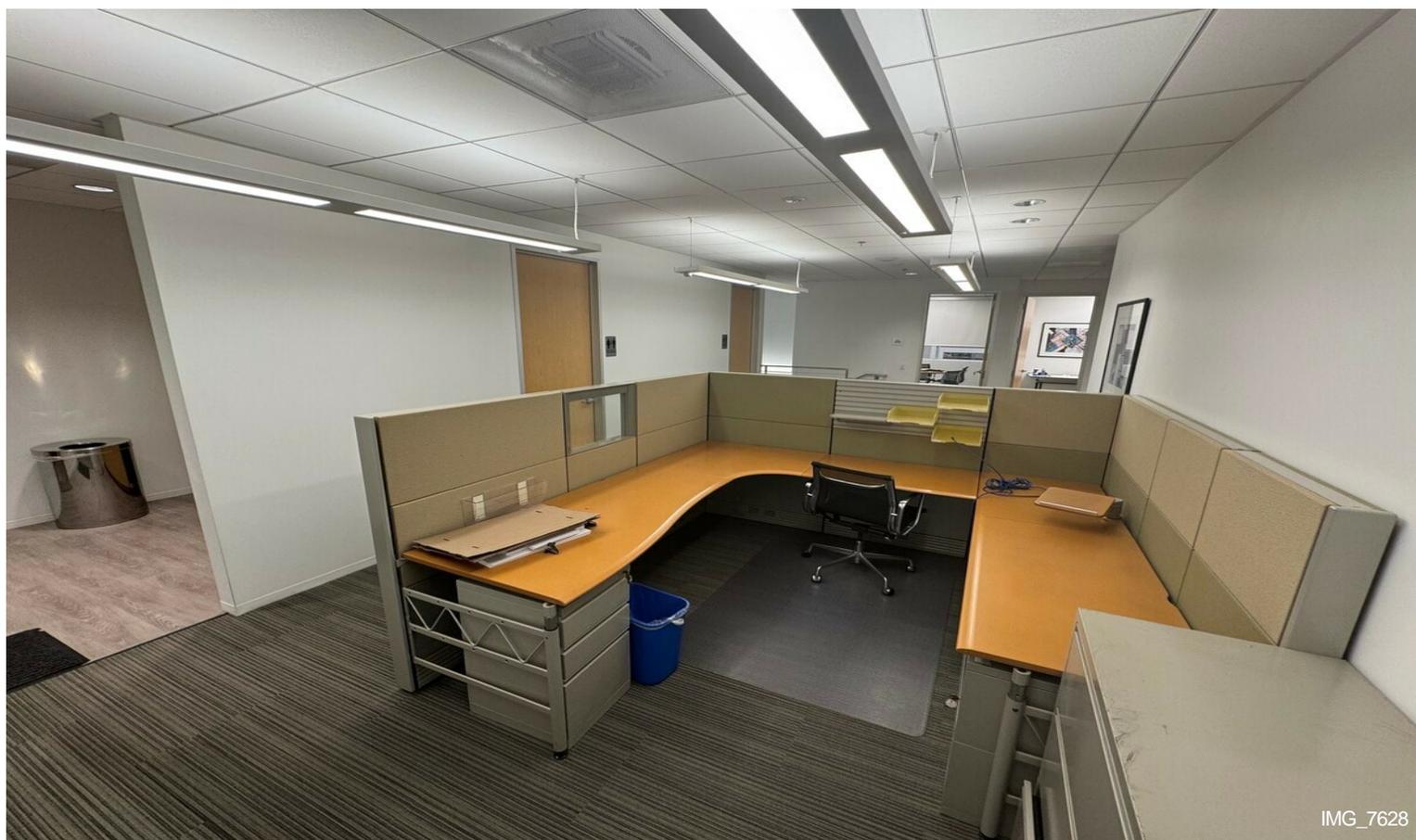
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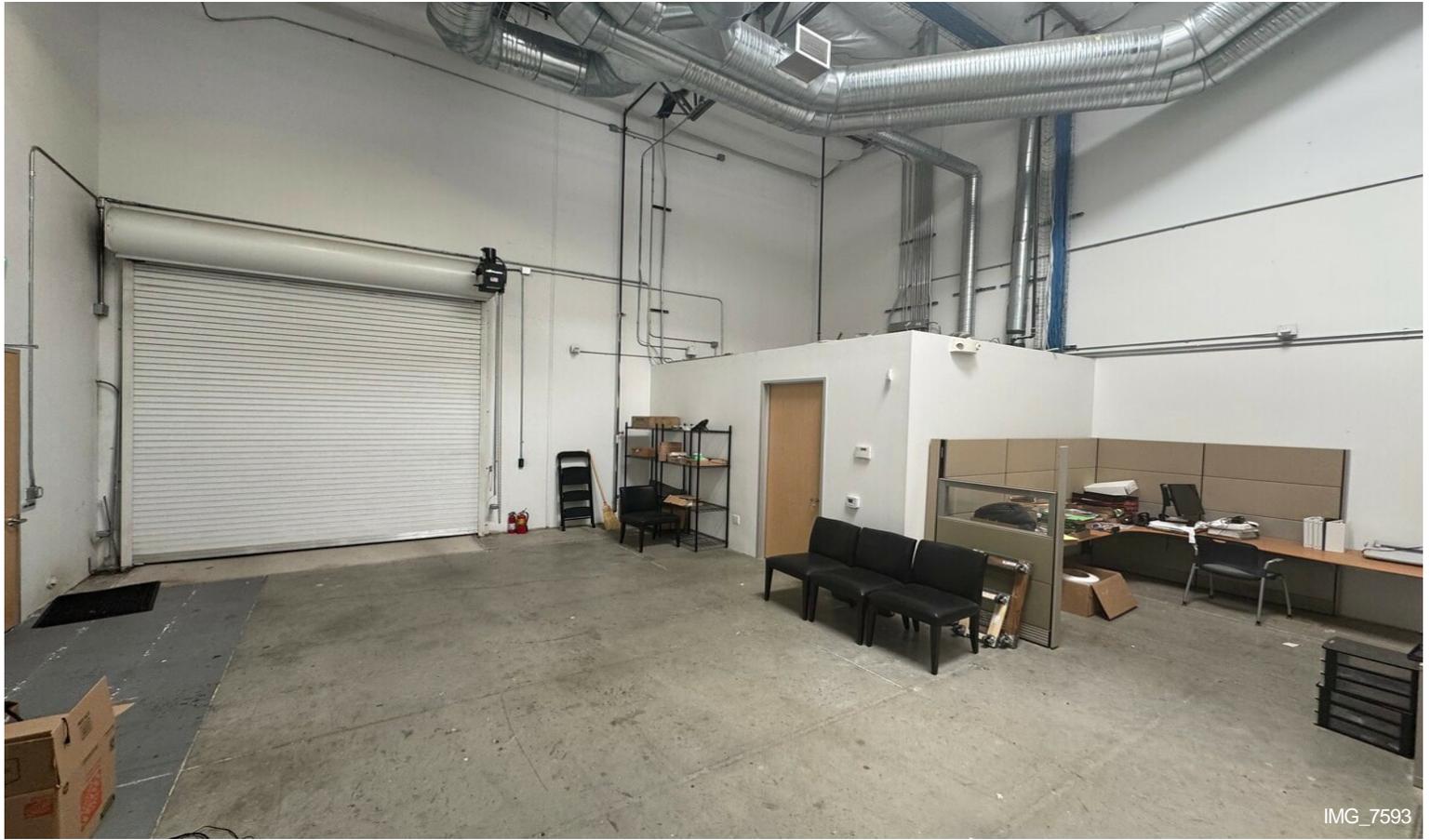
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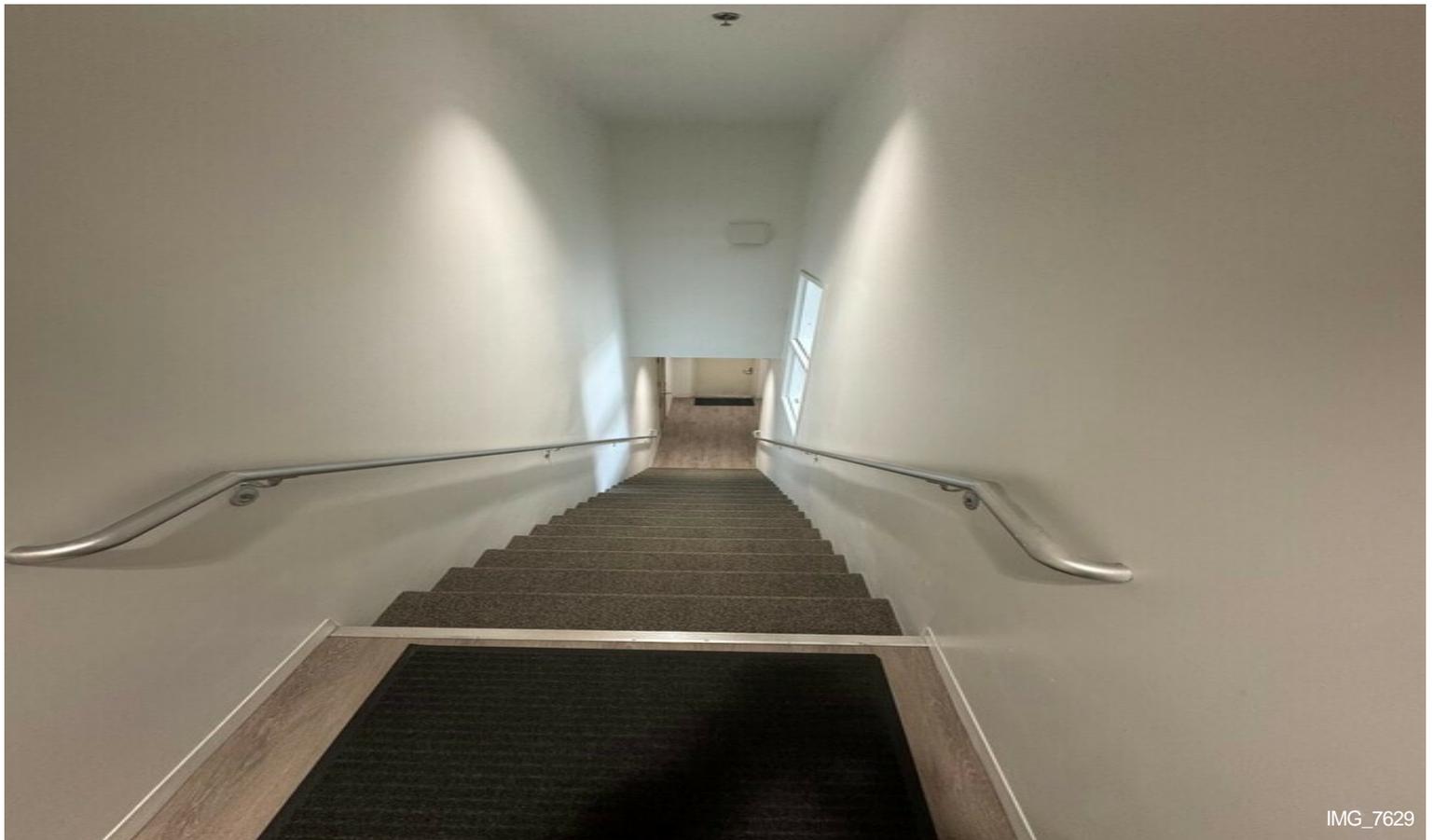
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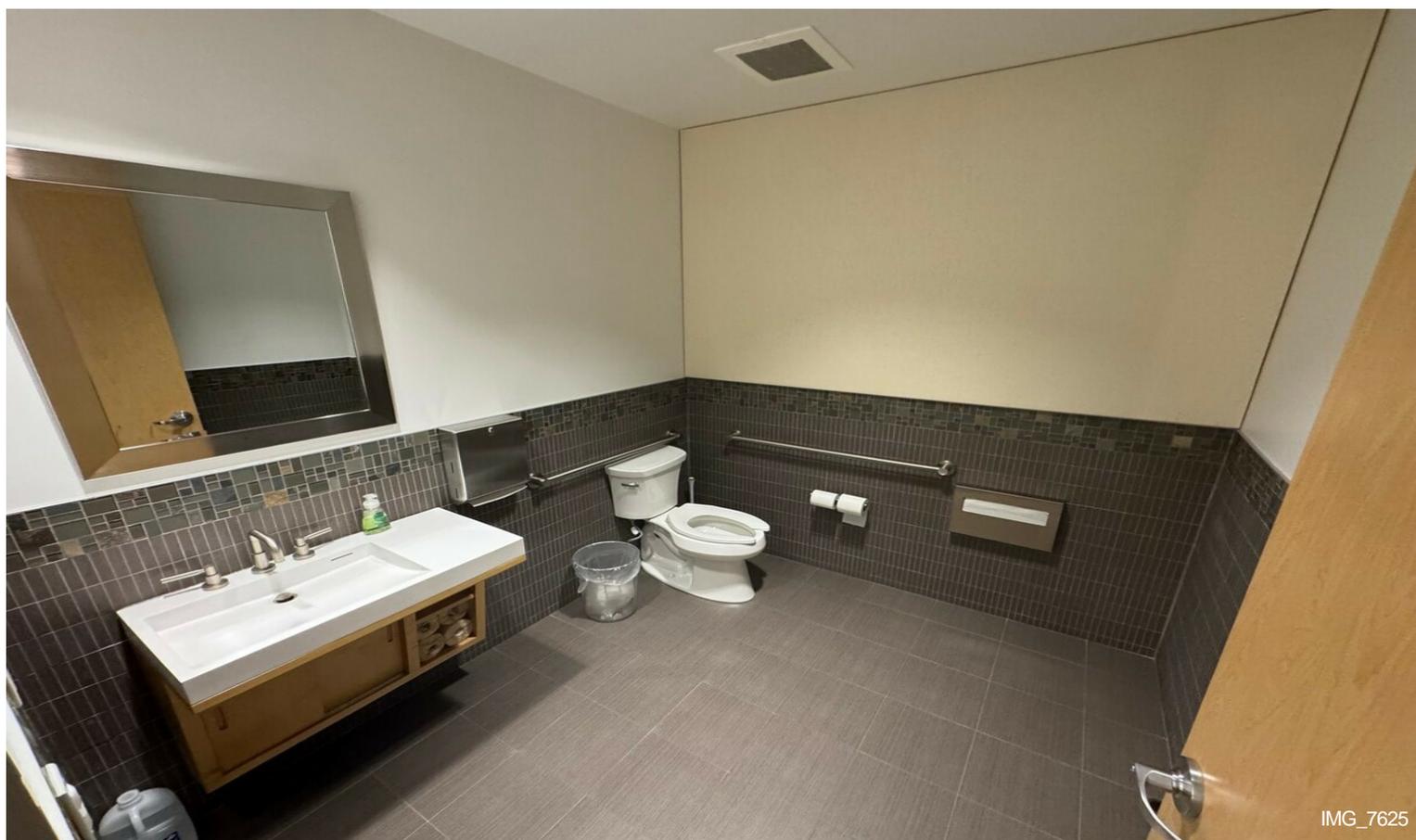
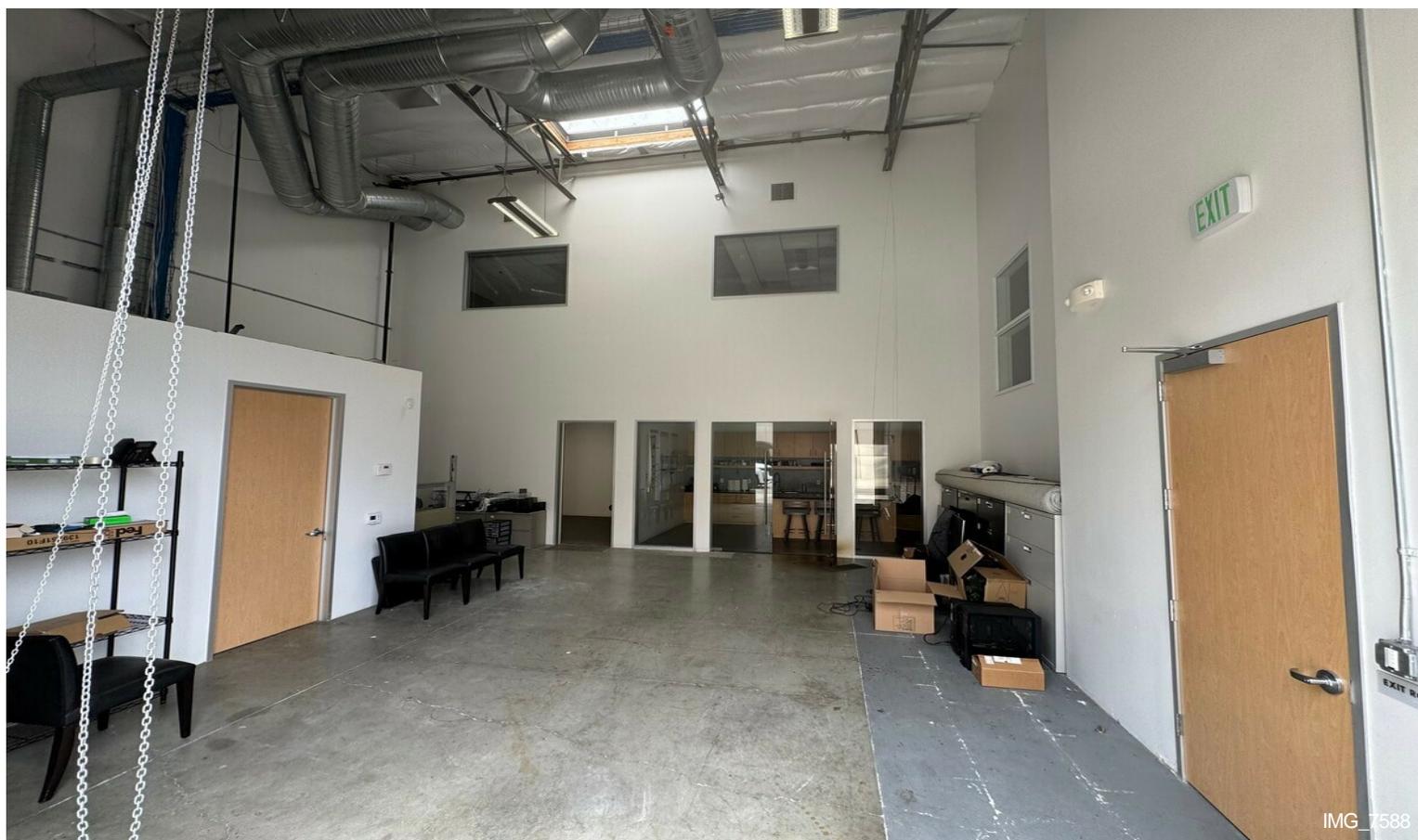


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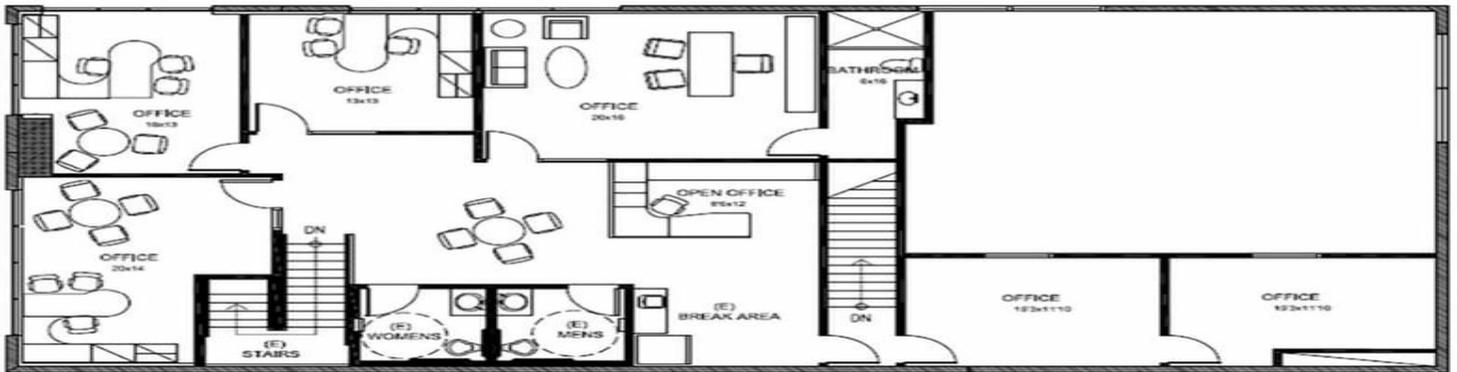
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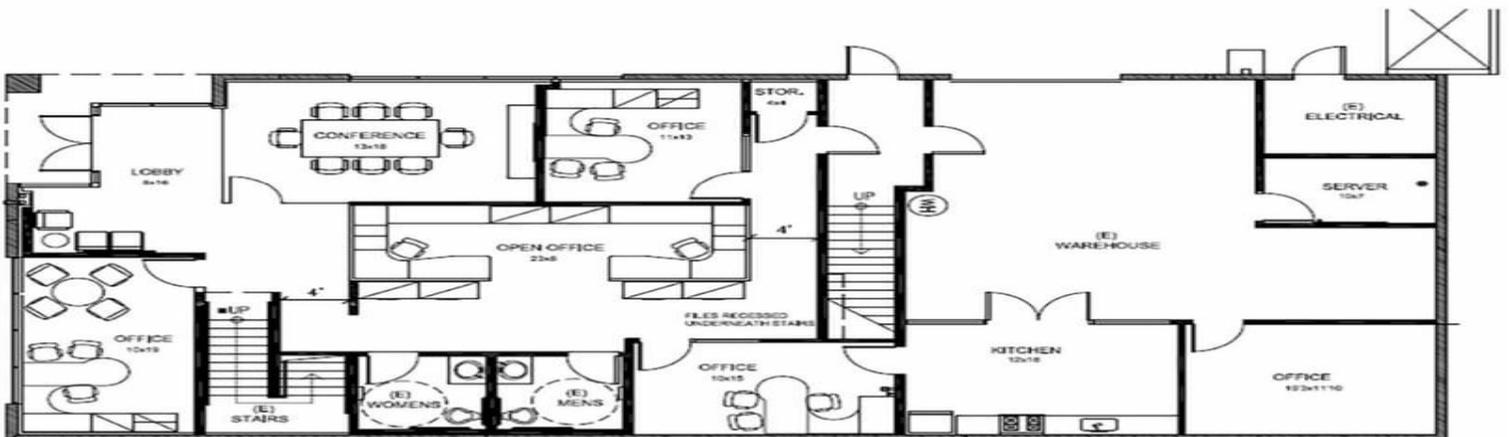
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2ND FLOOR PLAN



1ST FLOOR PLAN

Property Photos



Property Photos

