

For Sale or Lease

17462 Armstrong Avenue | Irvine, CA



TYLER GEBAUER

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17462 Armstrong Avenue
Irvine, CA 92614

* Located within the highly sought-after Irvine Business Complex (IBC)

Property Specifications

BUILDING AREA SF

±44,166

OFFICE SF

±7,975 Two-Story Office

YEAR BUILT

1969

CLEAR HEIGHT

20'

DRIVE INS

1

DOCKS

4

PARKING:

1.90/1,000
60 SURFACE

POWER:

1,600A/277
480V 3P 4W HEAVY

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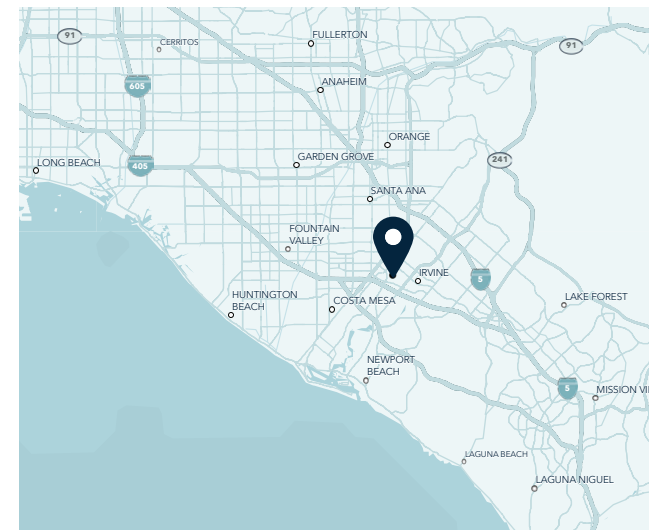
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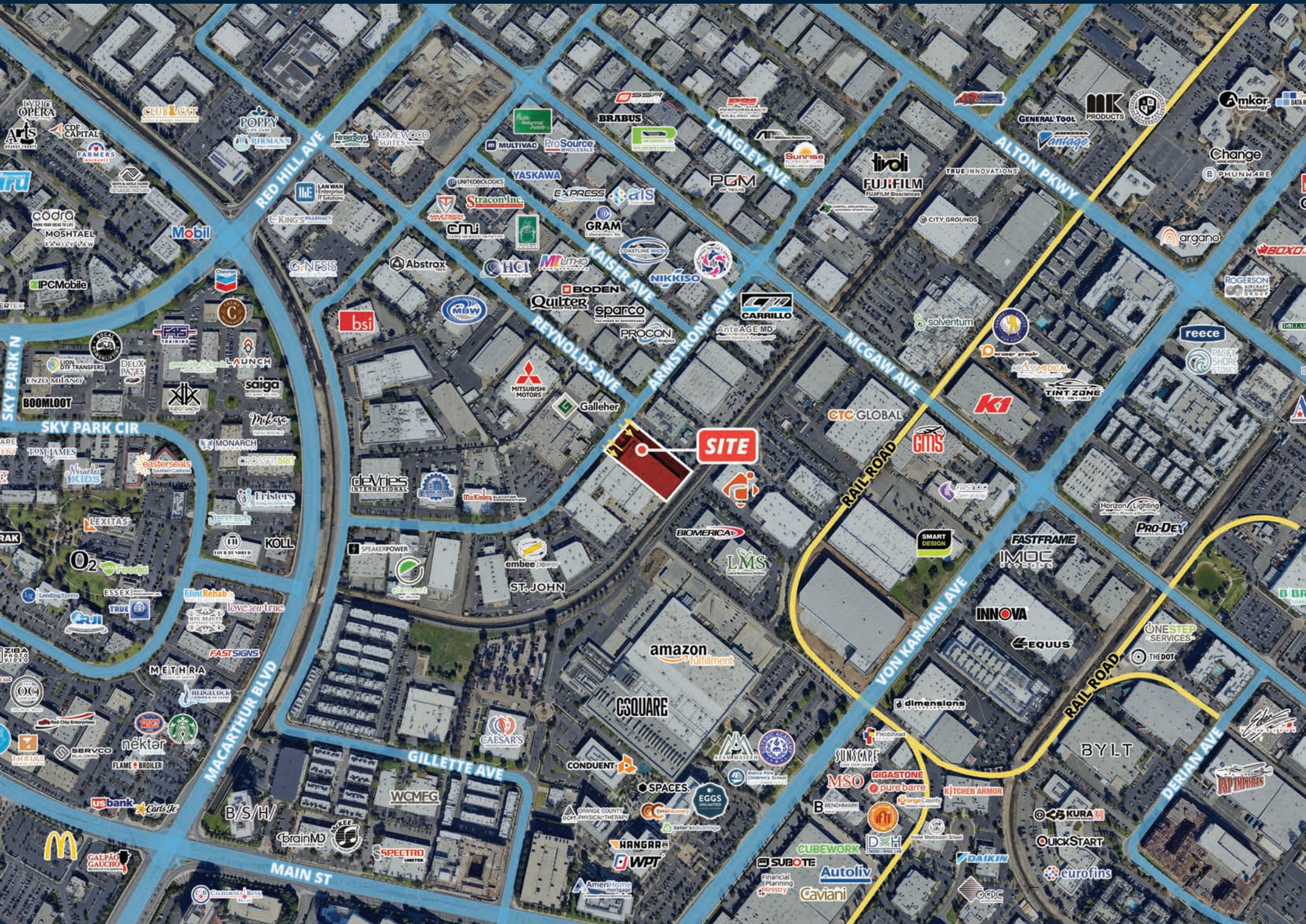
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About the Property

- Immediate access to the I-405, SR-55, and SR-73 Freeways
- Approximately 2 miles from John Wayne Airport
- Prime Orange County infill location with exceptional regional connectivity
- Excellent access to the Ports of Los Angeles and Long Beach, supporting efficient logistics and distribution
- Zoning: Industrial General











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