

18071 FITCH

IRVINE, CALIFORNIA

**High-End
Warehouse/Car
Storage/Creative
Office For Sale**

18071

AVAILABLE FOR SALE //

±25,594 SQUARE FEET - CREATIVE OFFICE
HIGH-END CAR STORAGE FOR SALE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

GARBUTT
VALUE-ADD PROPERTY GROUP
OFFICE • INDUSTRIAL • RETAIL
"Maximizing Property Values"™

EXCLUSIVELY LISTED BY:

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property description

BUILDING PROFILE

Property Address 18071 Fitch, Irvine CA, 92614

APN 427-282-11

Location Orange County

Year Built 1981

Building Size ±25,594 Square Feet

Zoning IBC

Parking 88 Gated Surface Spots

Flooring Luxury Vinyl Tile

Construction Reinforced Concrete

Land 1.17 Acre



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property overview

OFFERING SUMMARY

Lee & Associates® – Newport Beach, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 18071 Fitch, Irvine. Built in 1981, this 2-story, flex building consists of approximately 25,594 square feet and is located in the prestigious Airport Area submarket. 18071 Fitch is the only available building in the Irvine that offers high-end car storage/ R&D space and creative office finishes.

- Available Space for Lease - Suite 200 - $\pm 6,117$ / $\pm 13,016$ SF
- Offering Price for Sale - \$10,000,000

PROPERTY HIGHLIGHTS

- Freeway signage available with 260,000 cars per day
- Gated service parking with security cameras
- Convenient access to 55, 73, and 405 freeways

FIRST FLOOR

- $\pm 6,859$ Sq. Ft. of high-end car storage and $\pm 5,718$ SF office
- Two (2) GL doors
- 11' Clear height
- Space for 19 or more cars

SECOND FLOOR

- $\pm 6,117$ - $\pm 13,016$ Square feet of high-end office space
- Modern finishes - floor-to-ceiling glass walls with a private lobby
- Outdoor balconies

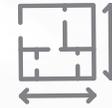


first floor plan - car storage



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first floor plan - warehouse use



Features

2 GL Doors

±12,577 SF

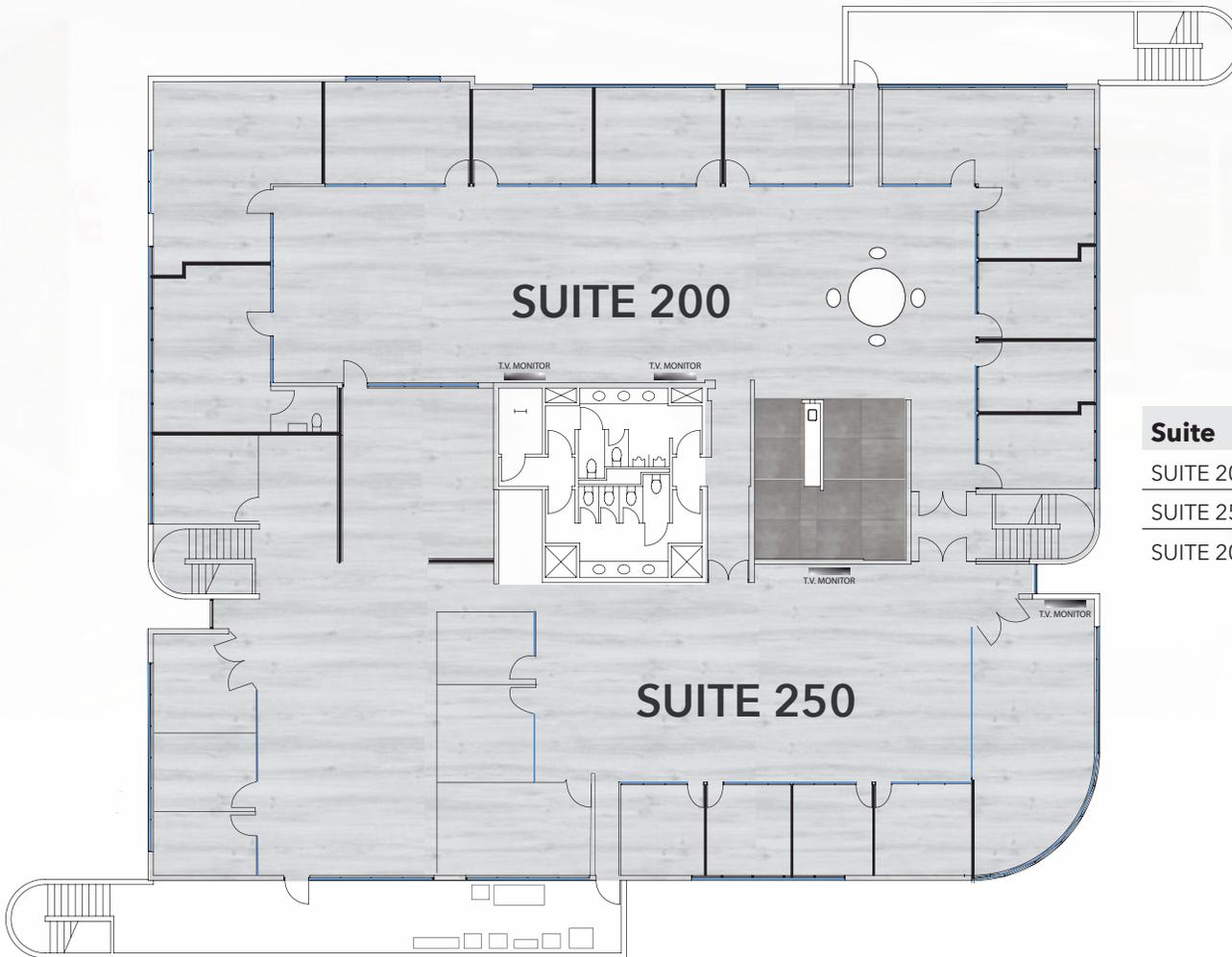
±6,859 SF Warehouse

±5,718 SF Office

11" Minimum Clear Height

Sprinklered

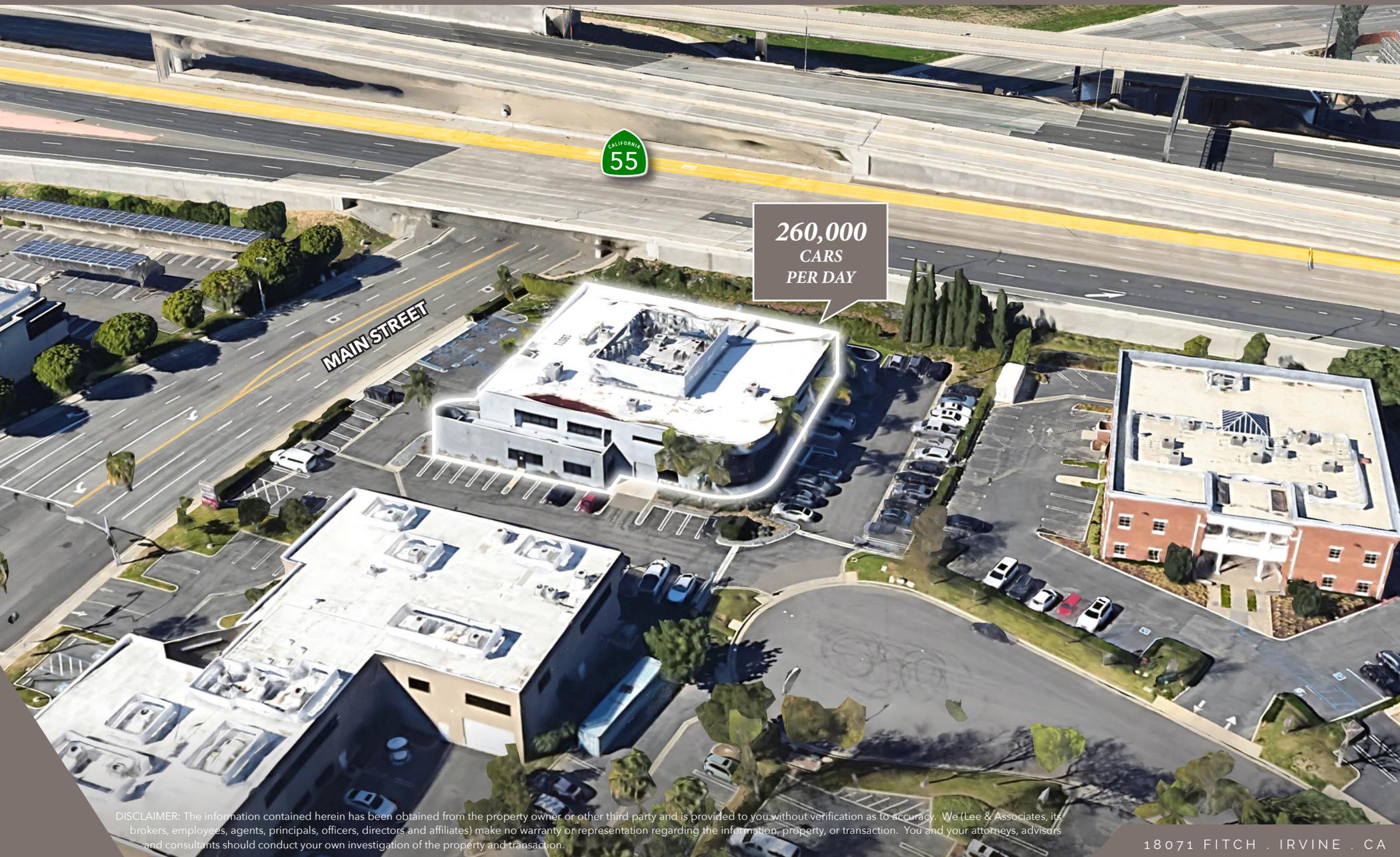
second floor plan - office



Suite	SIZE	DESCRIPTION
SUITE 200	±6,117 SF	9 offices, conference room & kitchen
SUITE 250	±6,899 SF	10 offices & conference room
SUITE 200 /250	±13,016 SF	19 offices, 2 conference rooms & kitchen

property aerial

18071
FITCH
IRVING, CALIFORNIA



260,000
CARS
PER DAY

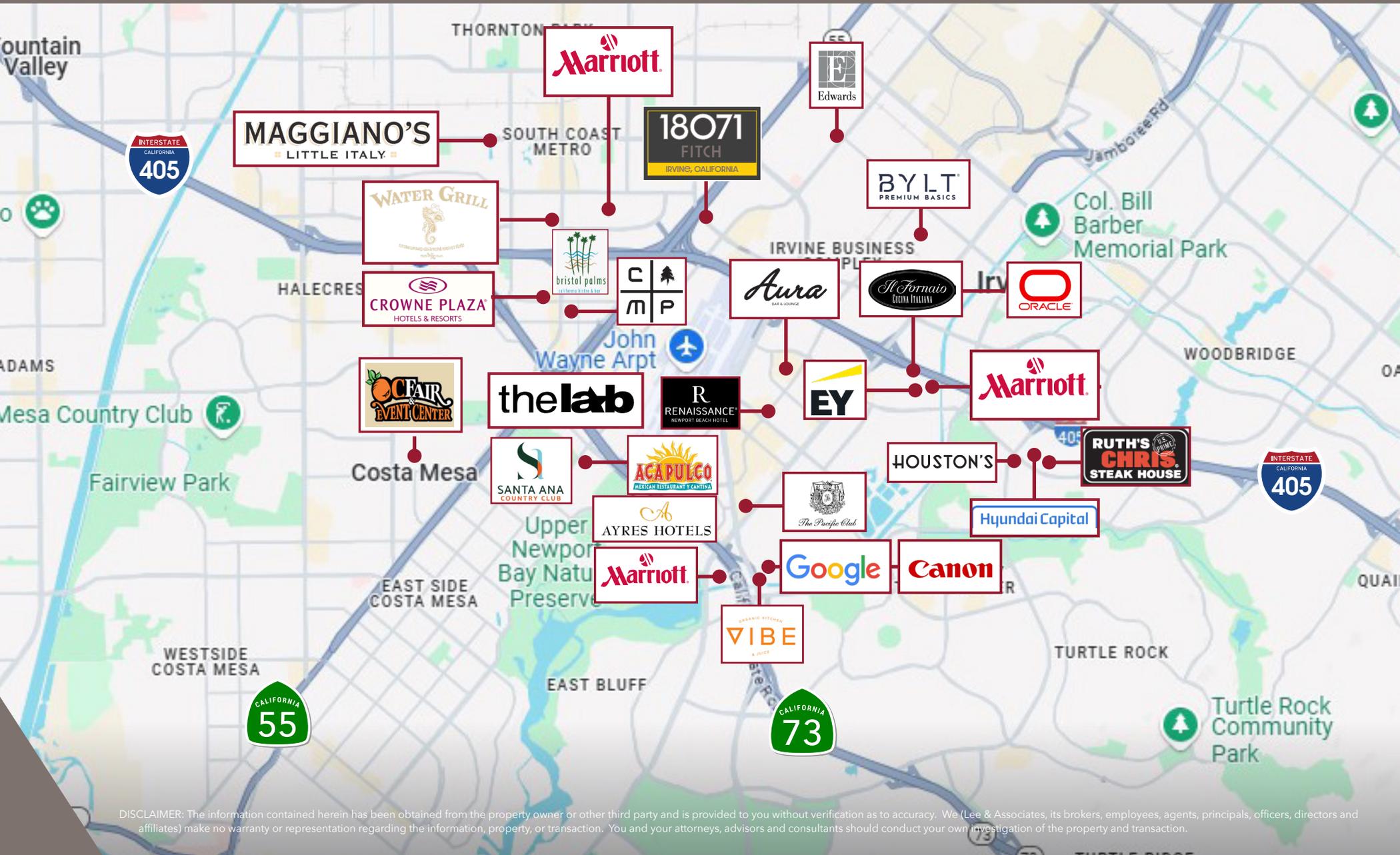
MAIN STREET

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18071 FITCH . IRVING . CA

amenities map

18071
FITCH
IRVING, CALIFORNIA



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