

# FOR LEASE

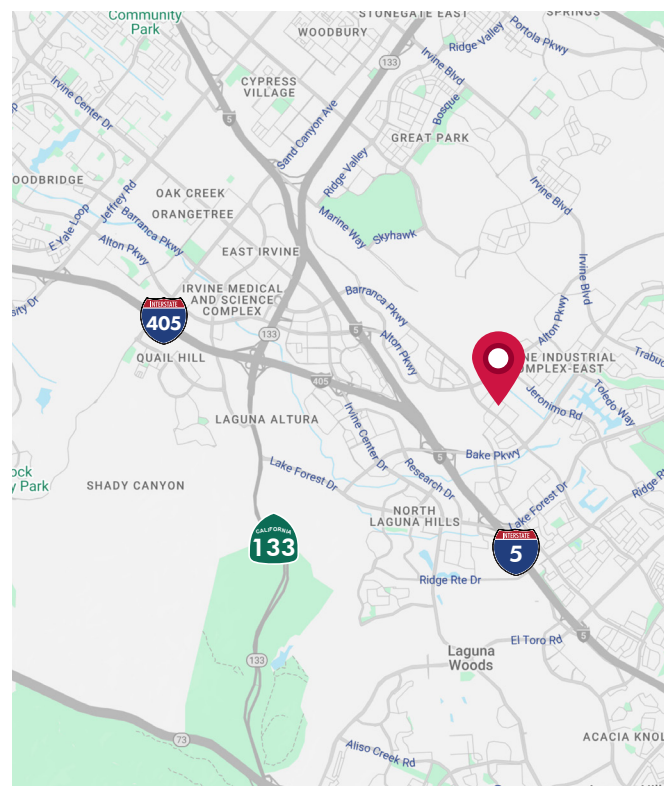
8 HOLLAND, IRVINE

±7,836 SF INDUSTRIAL SPACE



## PROPERTY FEATURES

- ±7,836 SF Industrial Space
- ±2,969 SF of Single-Story Office Space
- 400 Amps – 120/208v
- 17' Clear Height
- 1 GL Door (12' x 12')
- 20 Parking Spaces (2.55:1,000 SF)
- Excellent Irvine Spectrum Location
- Part of a Larger ±21,681 SF Building
- **Asking Rate: \$1.75/SF NNN + \$0.32/SF OPEX**



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 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

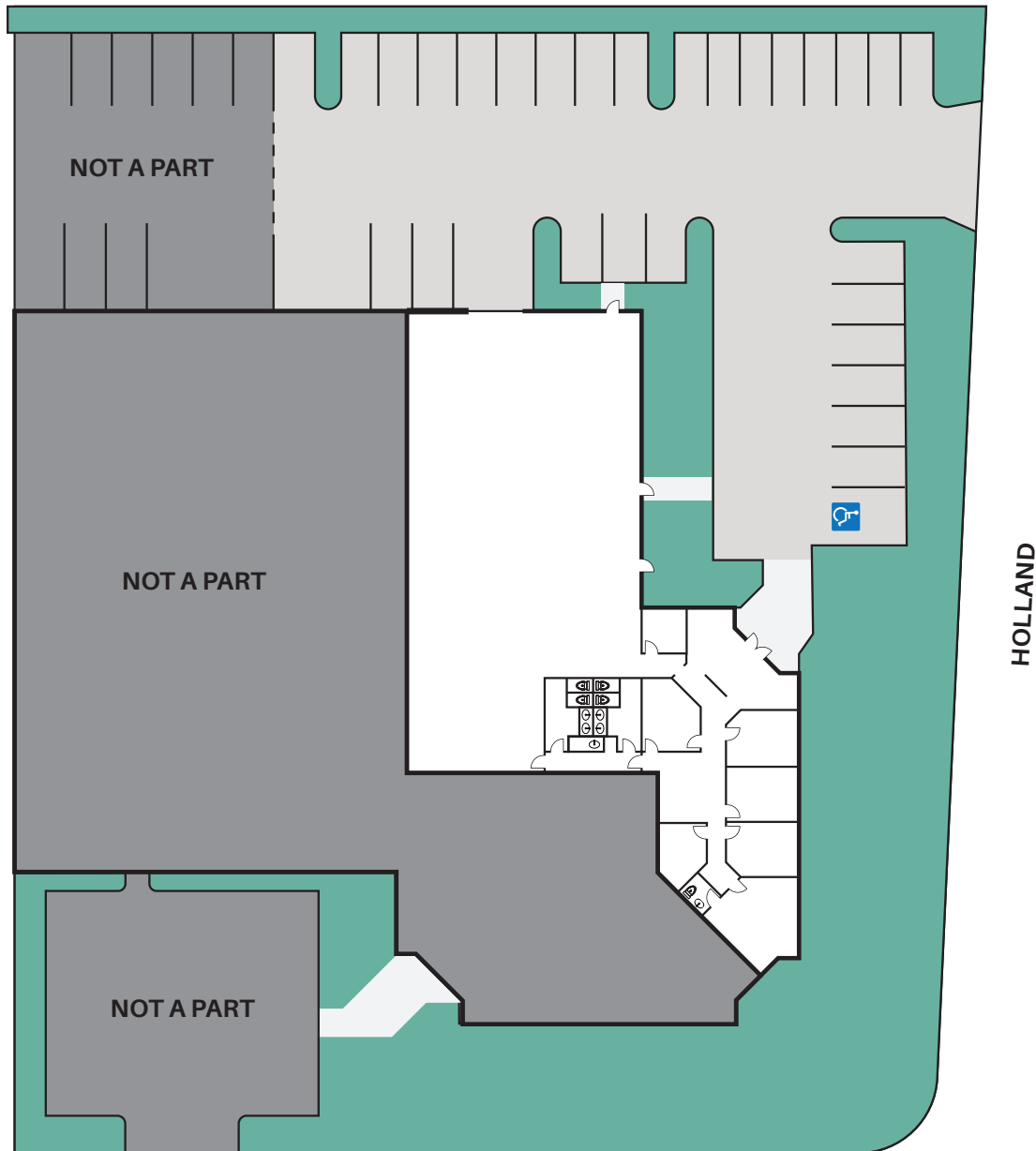
**ORANGE COUNTY INDUSTRIAL**

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## SITE PLAN



THOMAS

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