



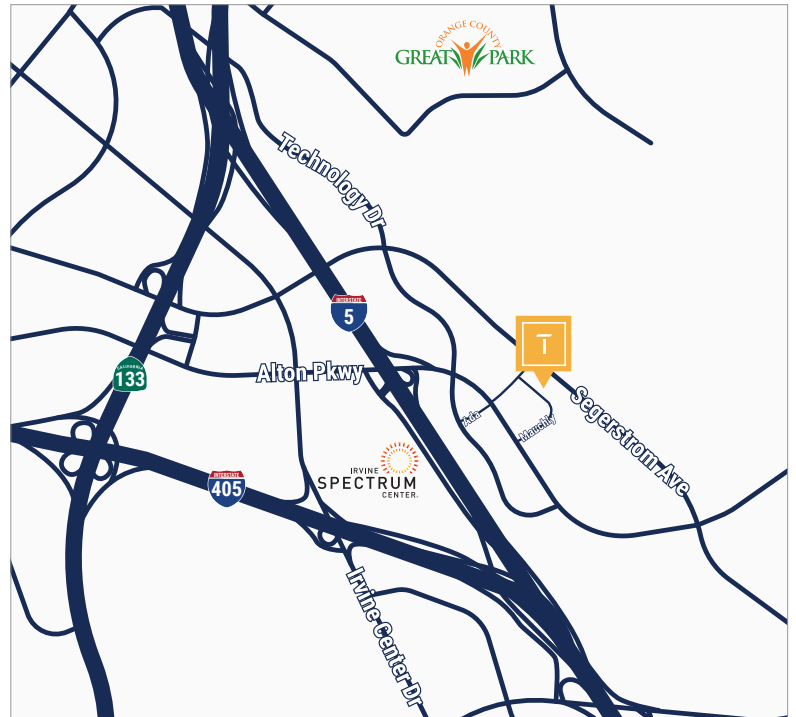
# FOR SALE - ±5,350 SF INDUSTRIAL/FLEX CONDO

32 MAUCHLY, SUITE B | IRVINE, CA 92618



## PROPERTY FEATURES:

- » ±5,350 SF High-Image Industrial/Flex Condominium in the ADA Technology Park
- » ±5,000 SF of Functional Two-Story Office Space With Great Glass Line (Hypothetical Floor Plan: ±3,500 SF of Office & ±1,500 SF of Warehouse)
- » Fire Sprinklers
- » Two (2) Ground-Level Loading Doors
- » Potential Signage Visible on Barranca Parkway
- » 3.5:1 Parking Ratio
- » ±21' Warehouse Clear Height
- » 200 Amps of Power, 120/208 Volt, 3-Phase (verify)
- » Excellent Access to the 5 and 405 Freeways, Irvine Spectrum, and Surrounding Retail Amenities
- » Walking Distance to the Irvine Transit Station



## CONTACT US:

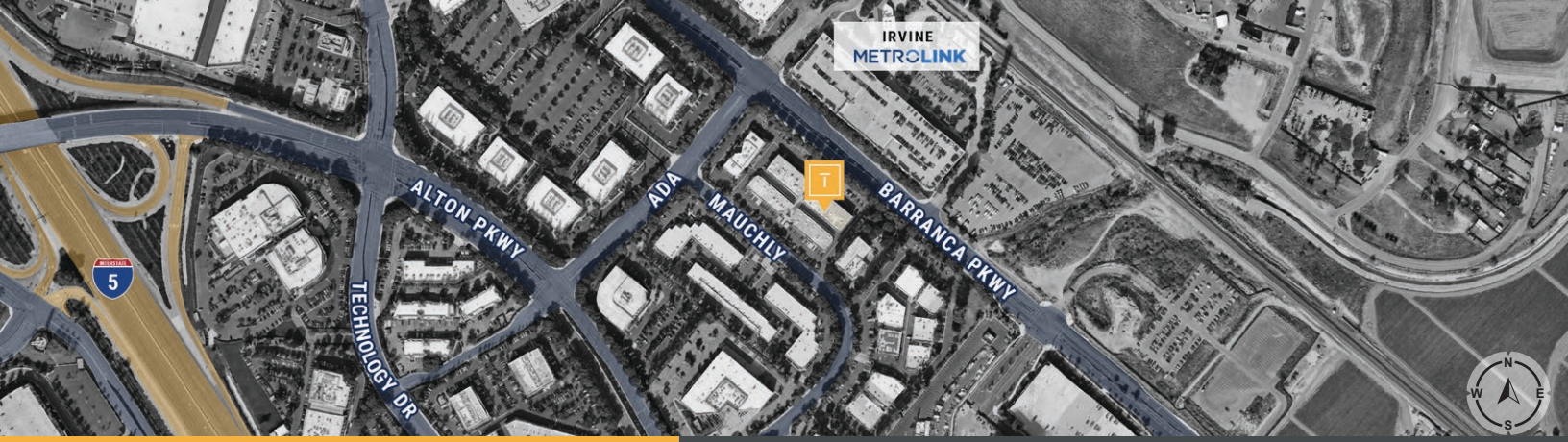
**TIDEMARK**  
Real Estate Services  
BROKERAGE | INVESTMENTS  
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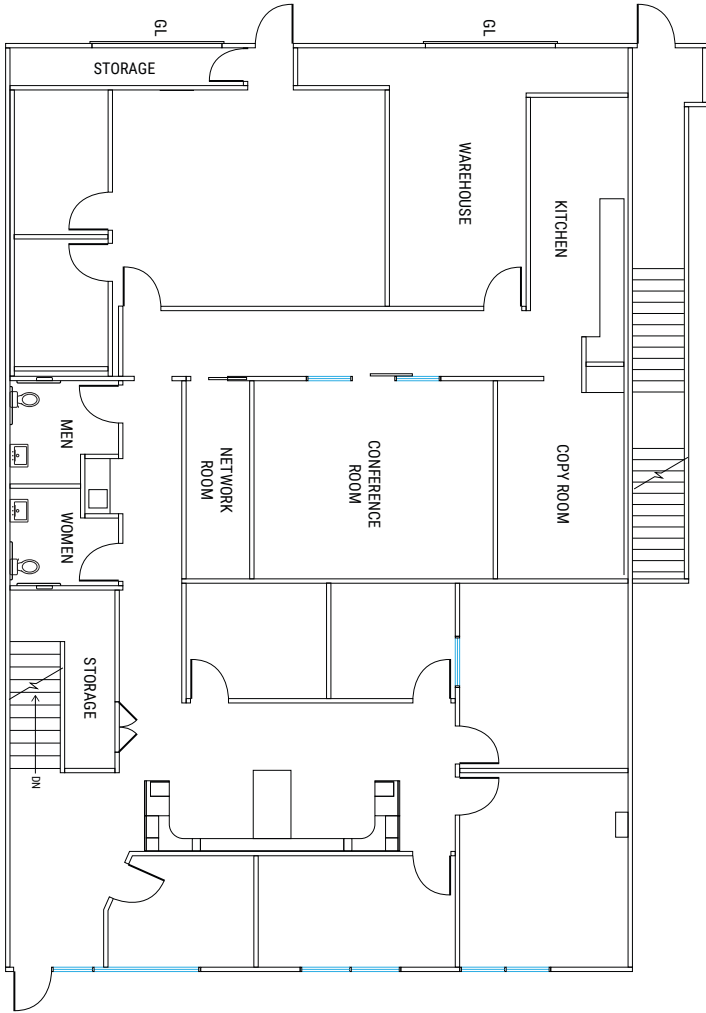
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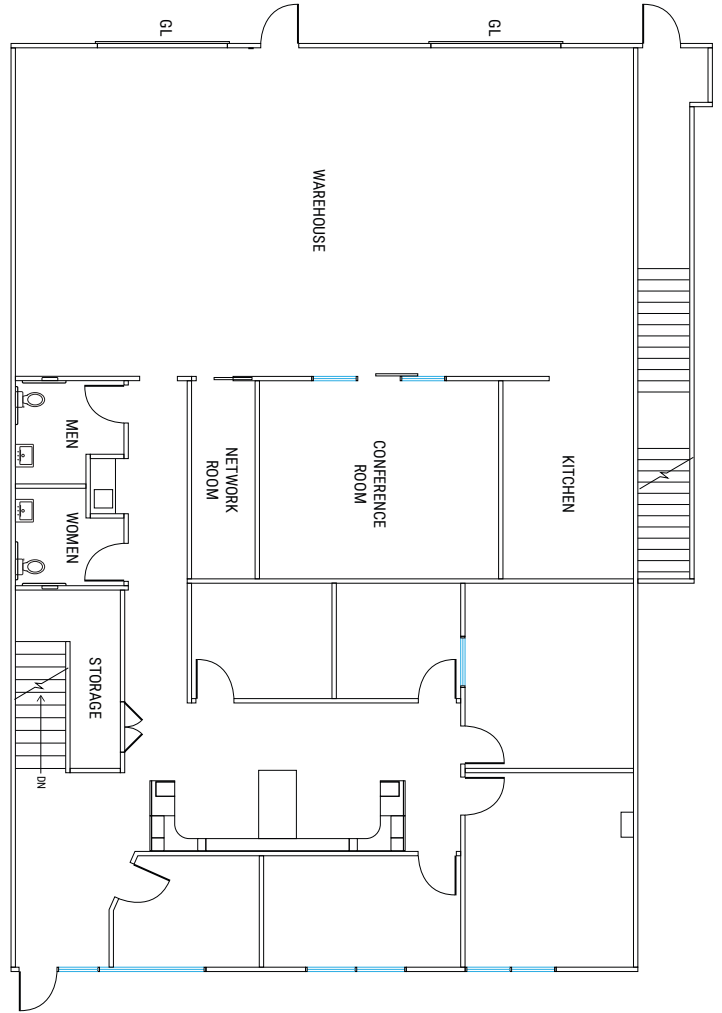
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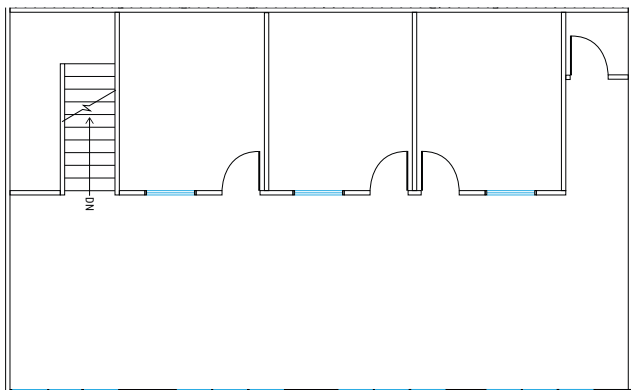
**EXISTING FIRST STORY FLOOR PLAN**



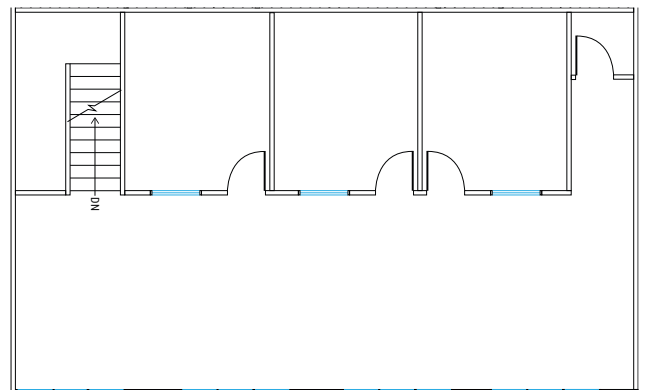
**HYPOTHETICAL FIRST STORY FLOOR PLAN**



**SECOND STORY FLOOR PLAN**



**SECOND STORY FLOOR PLAN**



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