



FOR SALE OR LEASE

±123,748 SF Available

Lease Rate: \$1.39 PSF/NNN

17352 Armstrong Avenue Irvine, CA 92614

Contact us:

Joe Winkelmann

Sr. Executive Vice President
License No. 01259378
+1 949 724 5704
joe.winkelmann@colliers.com

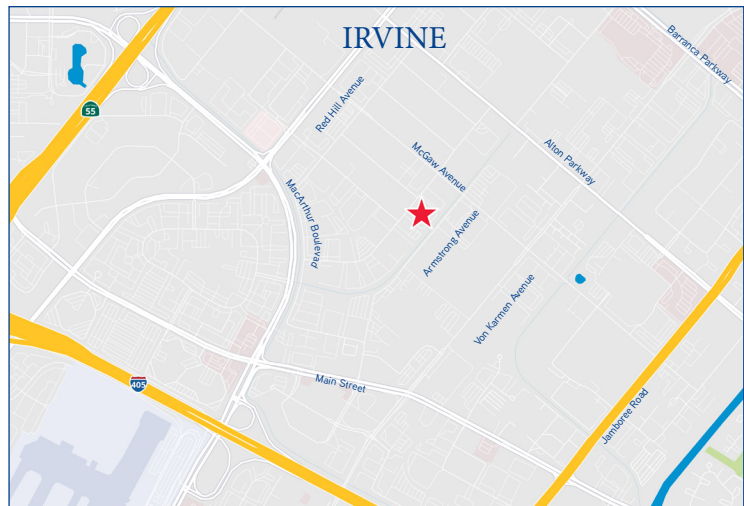
Tony Lochhead

Vice President
License No. 02000345
+1 949 724 5702
tony.lochhead@colliers.com

Conner Quinn

Associate
License No. 02084114
+1 949 724 5705
conner.quinn@colliers.com

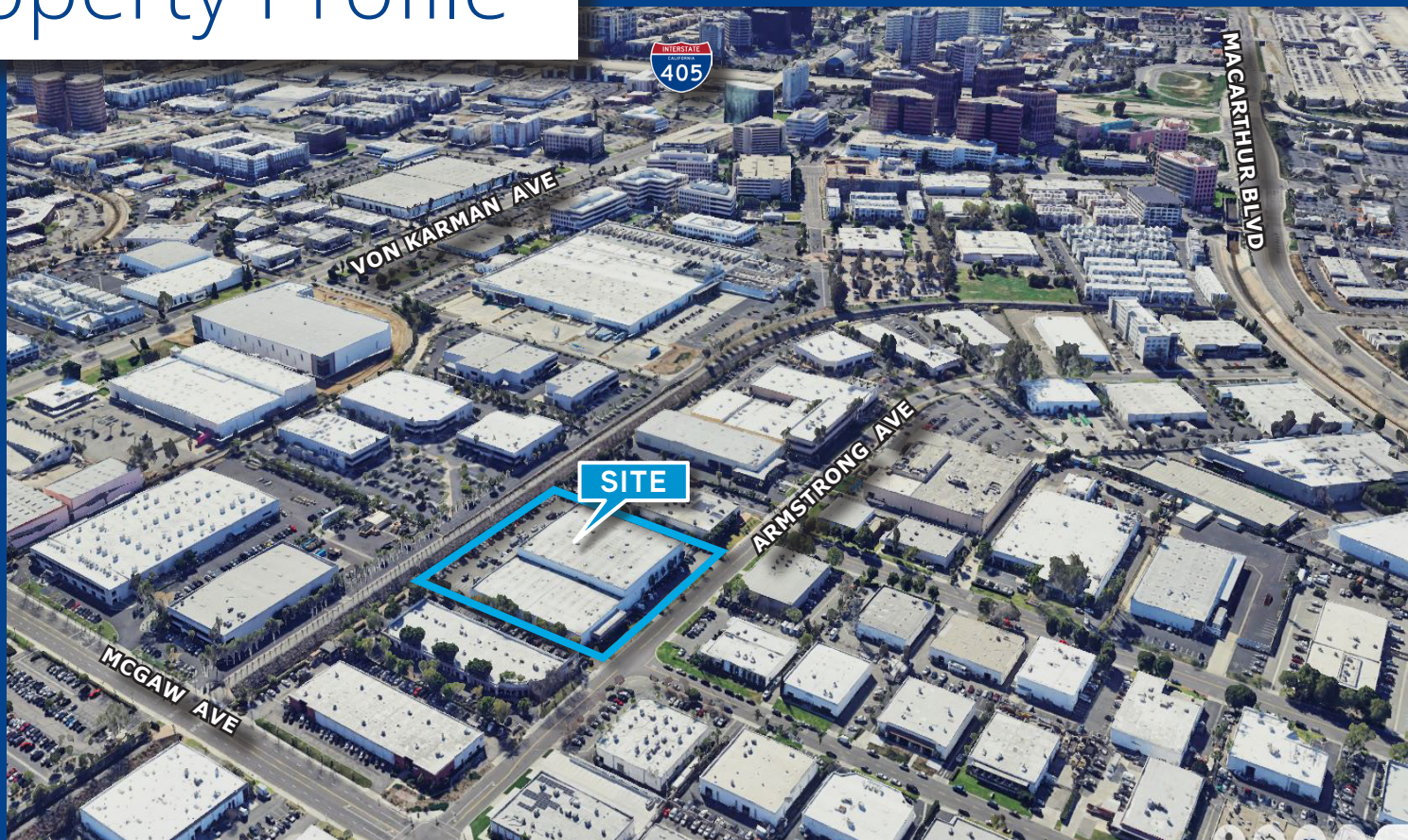
Colliers International
3 Park Plaza, Suite 1200,
Irvine, CA 92614
www.colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.

Accelerating success.

Property Profile



Property Highlights

Lease Rate:	\$1.39 PSF/NNN
Total Industrial SF:	±123,748 SF
Total Office SF:	±8,300 SF
Clear Height:	18'
GL Loading	Three (3)
Dock High	Two (2)
Sprinklered	Yes
Parking	2:1000
Power	400 amps
Comments:	Ideal for Vehicle Storage

****Call to Schedule a Tour****



Floor Plan

