

FOR LEASE

16902 Millikan Ave, Irvine, CA 92606

±13,500-SF Freestanding Industrial Building with Two GL Doors



TABLE OF CONTENTS

Property. This section opens with a brief property description followed by the property's compelling highlights, and aerials showcasing its prominent location. **Pages 3-6**

Images. Here you'll find attractive photographs of 16902 Millikan Ave, a site plan, and a floor plan. **Pages 7-10**

Economos DeWolf, Inc.
4343 Von Karman Ave, Suite 100
Newport Beach, CA 92660
economosdewolf.com

Steve Economos

Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf

Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Matt Economos

Associate
Direct 949-546-9550
Mobile 949-441-8618
matt@economosdewolf.com
License #02243077

David Economos

Associate
Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034

The information contained in this document is proprietary to Economos DeWolf, Inc. and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Economos DeWolf, Inc. and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

SUMMARY



Offering **16902 Millikan Ave, Irvine, CA 92606**

Freestanding industrial building built in 1978 with two (2) ground level doors, exclusive parking, and office space. Located on the corner of Millikan Ave and Du Bridge Ave, just off Alton Pkwy.

Size **±13,500 square feet on a ±0.74-acre lot**

Asking Rate **\$1.75/SF Industrial Gross**

Parking There are ±17 parking stalls exclusive to this building.

Condition The office portion is serviced by one (1) HVAC unit, and the warehouse is in shell condition, offering flexibility for a wide variety of uses.

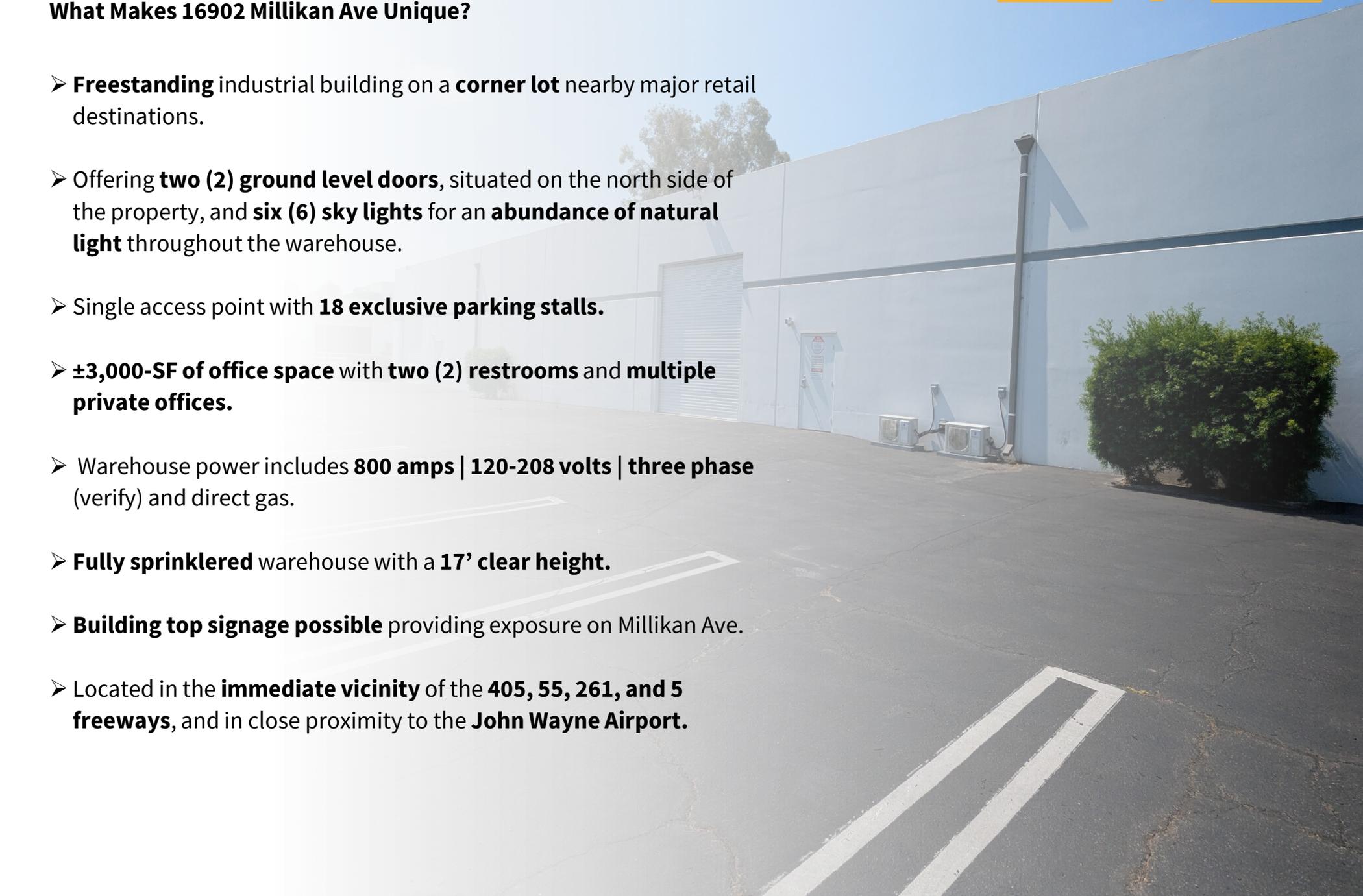
-
- Property Info**
- Two (2) ground level doors
 - ±17' clear height
 - ±3,000-SF of office space
 - One (1) HVAC unit servicing the office portion
 - Two (2) office restrooms
 - Power: 800 Amps | 120-208 Volts | 3-Phase
 - Exclusive parking
 - Fully sprinklered
 - Gas directly to the property
-



HIGHLIGHTS

What Makes 16902 Millikan Ave Unique?

- **Freestanding** industrial building on a **corner lot** nearby major retail destinations.
- Offering **two (2) ground level doors**, situated on the north side of the property, and **six (6) sky lights** for an **abundance of natural light** throughout the warehouse.
- Single access point with **18 exclusive parking stalls**.
- **±3,000-SF of office space** with **two (2) restrooms** and **multiple private offices**.
- Warehouse power includes **800 amps | 120-208 volts | three phase** (verify) and direct gas.
- **Fully sprinklered** warehouse with a **17' clear height**.
- **Building top signage possible** providing exposure on Millikan Ave.
- Located in the **immediate vicinity** of the **405, 55, 261, and 5 freeways**, and in close proximity to the **John Wayne Airport**.



AMENITIES

Dynamic Location Nearby Retail Destinations



THE
DISTRICT

TUSTIN LEGACY

16902 Millikan Ave

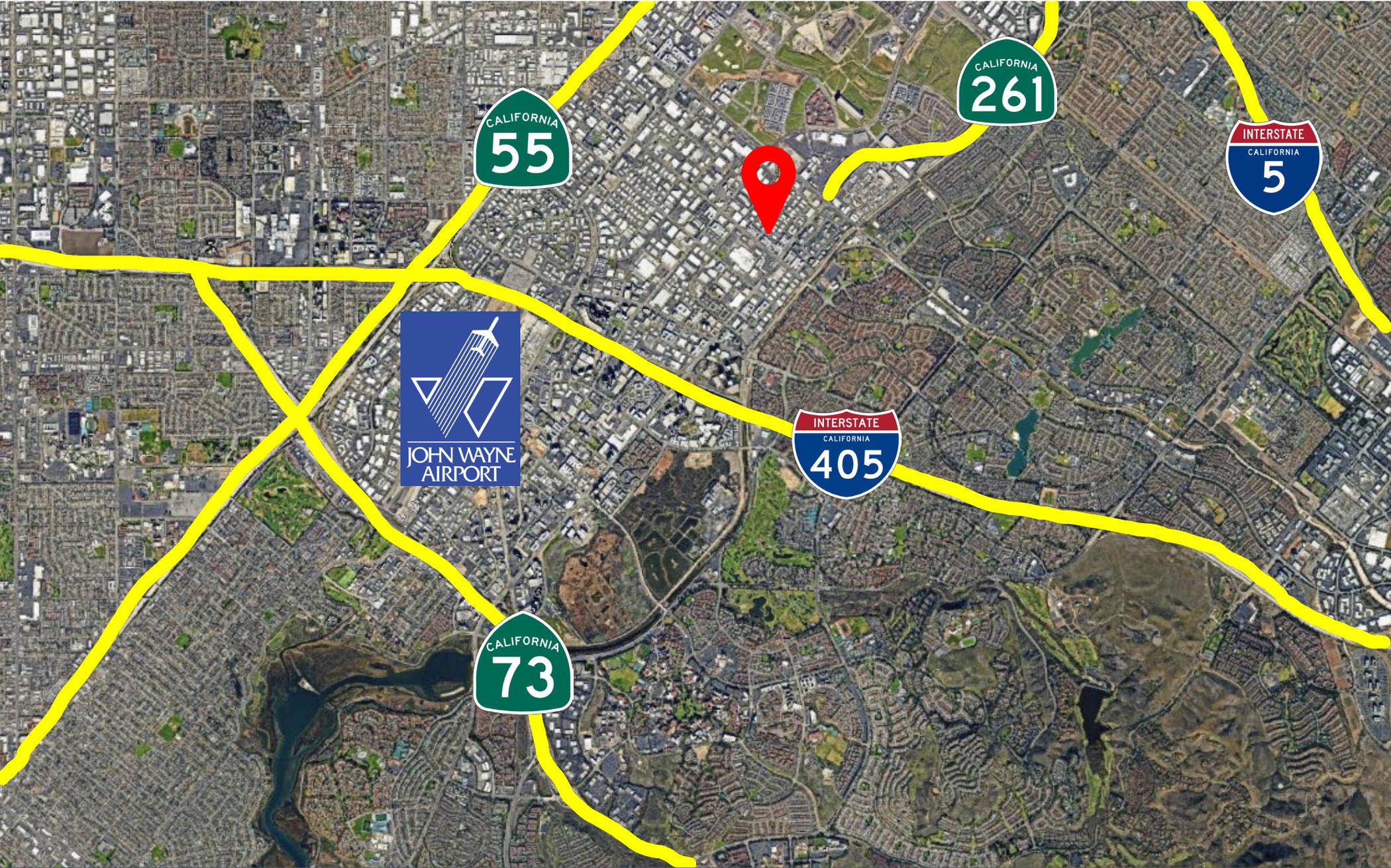
DIAMOND DJ JAMBOREE

WHOLE FOODS MARKET
Target
AMC THEATRES
COSTCO WHOLESALE
LOWE'S
IN-N-OUT BURGER
THE WINERY RESTAURANT & WINE BAR
Lucille's SMOKEHOUSE BAR-B-QUE
Mendocino Farms
Chick-fil-A

Pepper Lunch
7 LEAVES CAFE
KURA REVOLVING SUSHI BAR
BCD
Haidilao HotPot

LOCATION

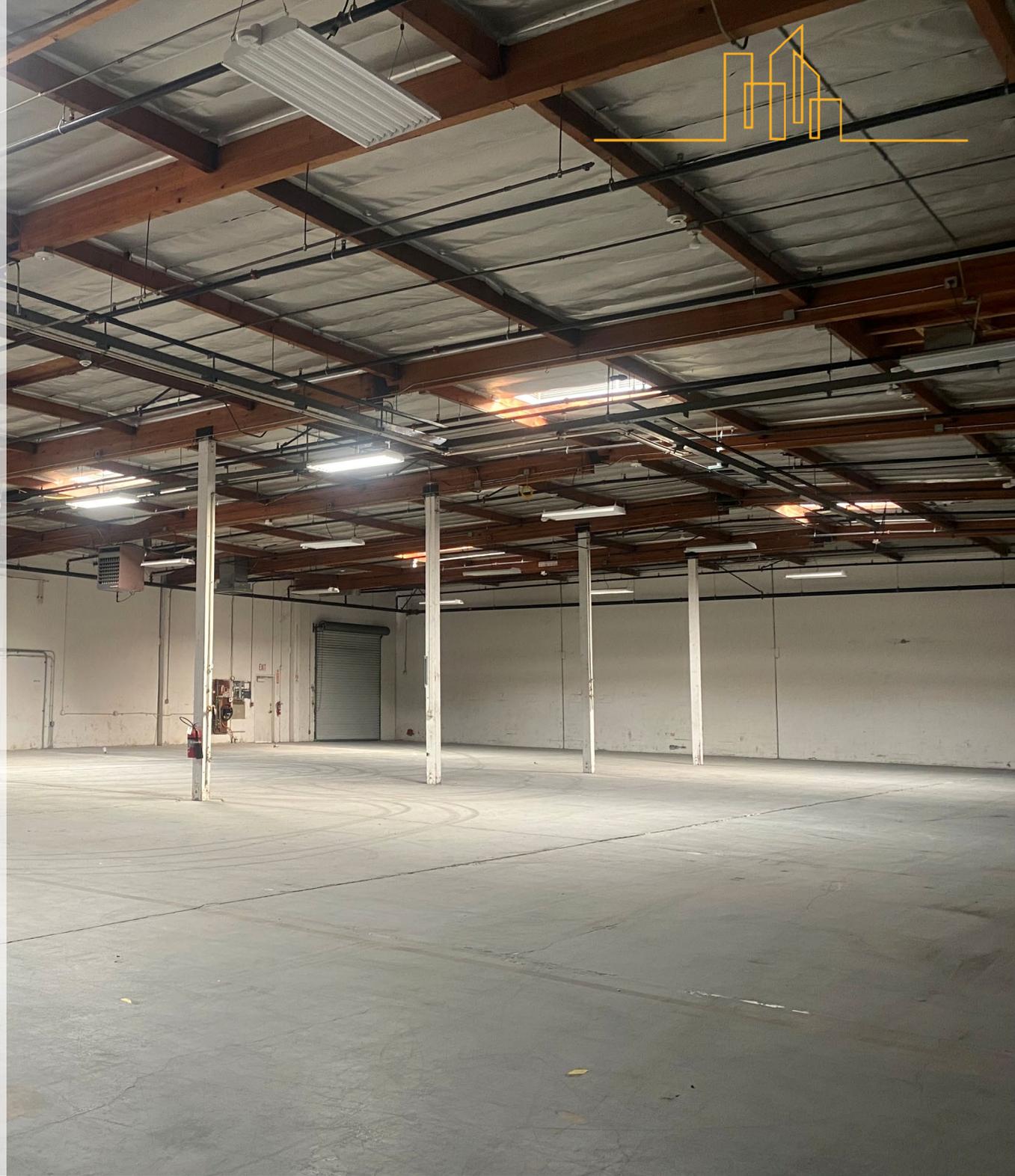
Strategically Located Within Minutes From Major Freeways



PHOTOGRAPHS



BUILDING SIGNAGE POSSIBLE



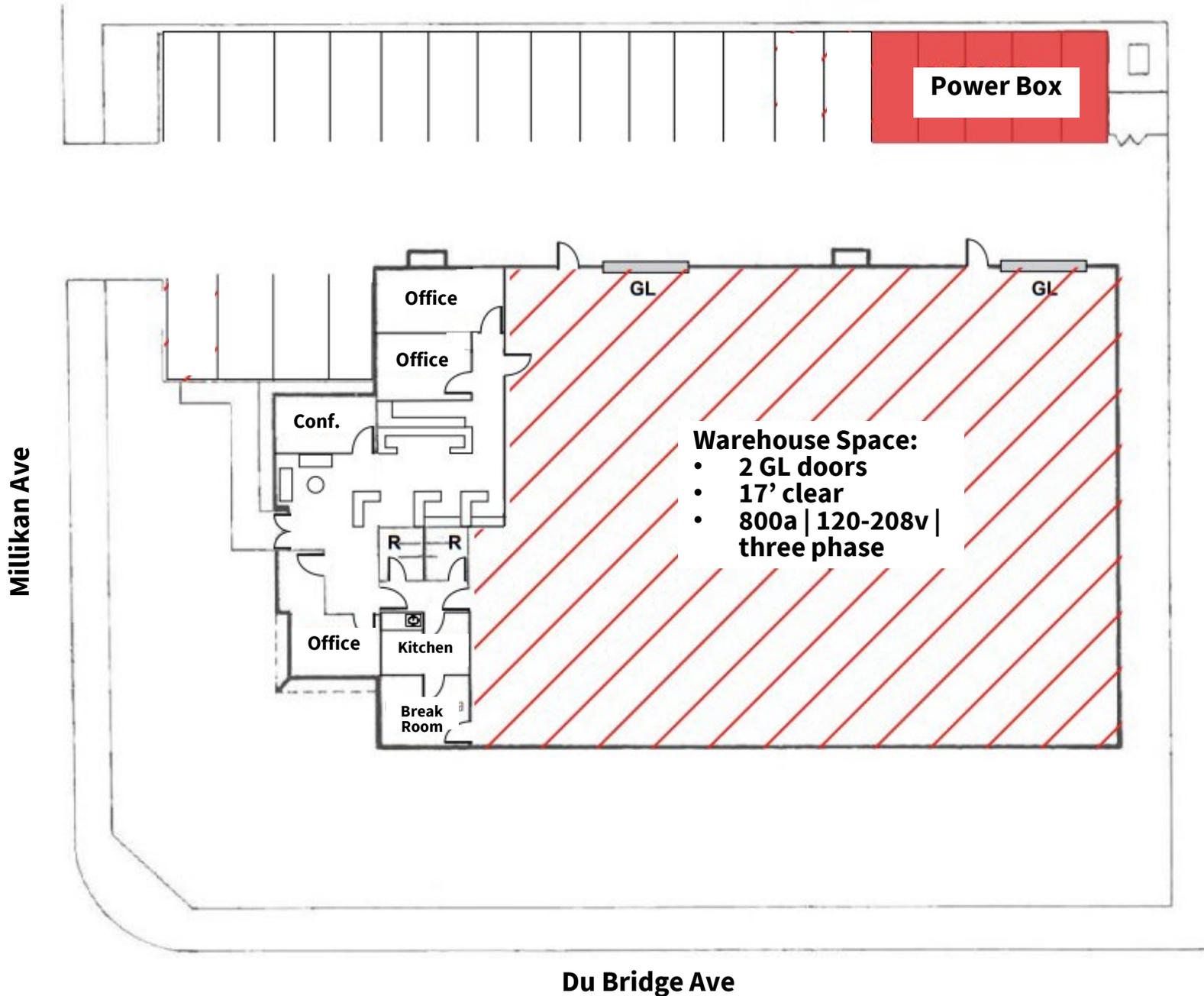
SITE PLAN

Efficient Site Plan with Multiple Ground Level Doors



SITE PLAN

Efficient Site Plan with Multiple Ground Level Doors





ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —



Economos DeWolf, Inc.
4343 Von Karman Ave, Suite 100
Newport Beach, CA 92660
economosdewolf.com

Steve Economos

Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf

Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Matt Economos

Associate
Direct 949-546-9550
Mobile 949-441-8618
matt@economosdewolf.com
License #02243077

David Economos

Associate
Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034