



# FOR SALE / LEASE - ±23,022 SF

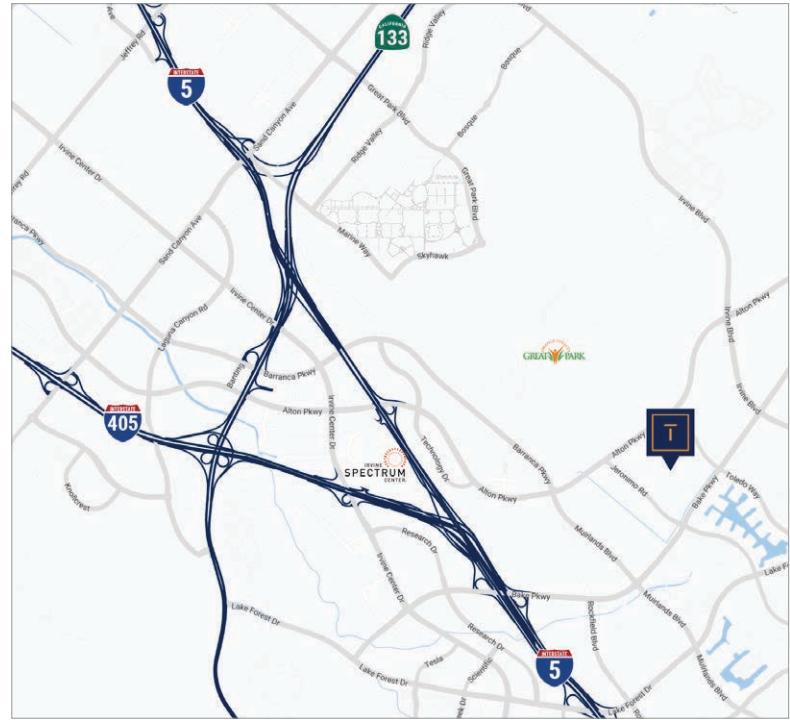
14 CHRYSLER | IRVINE, CA

NOW AVAILABLE FOR SALE!



## PROPERTY FEATURES:

- » Prime Irvine Spectrum Location
- » ±23,022 SF Freestanding Industrial Building
  - » ±6,183 SF of Second Floor Office
  - » ±16,839 SF of Warehouse and Flex Area
- » One (1) Ground Level Door (Oversized 12'x14')
- » ±24' Minimum Warehouse Clearance
- » ±3,000 Amps of Power (verify)
- » 2:1,000 Parking Ratio
- » Fire Sprinklers
- » Nice Image Building with Natural Light Throughout
- » Santa Ana (5) and San Diego (405) Freeways Access
- » 5.4A General Industrial



## CONTACT US:

**TIDEMARK**  
Real Estate Services

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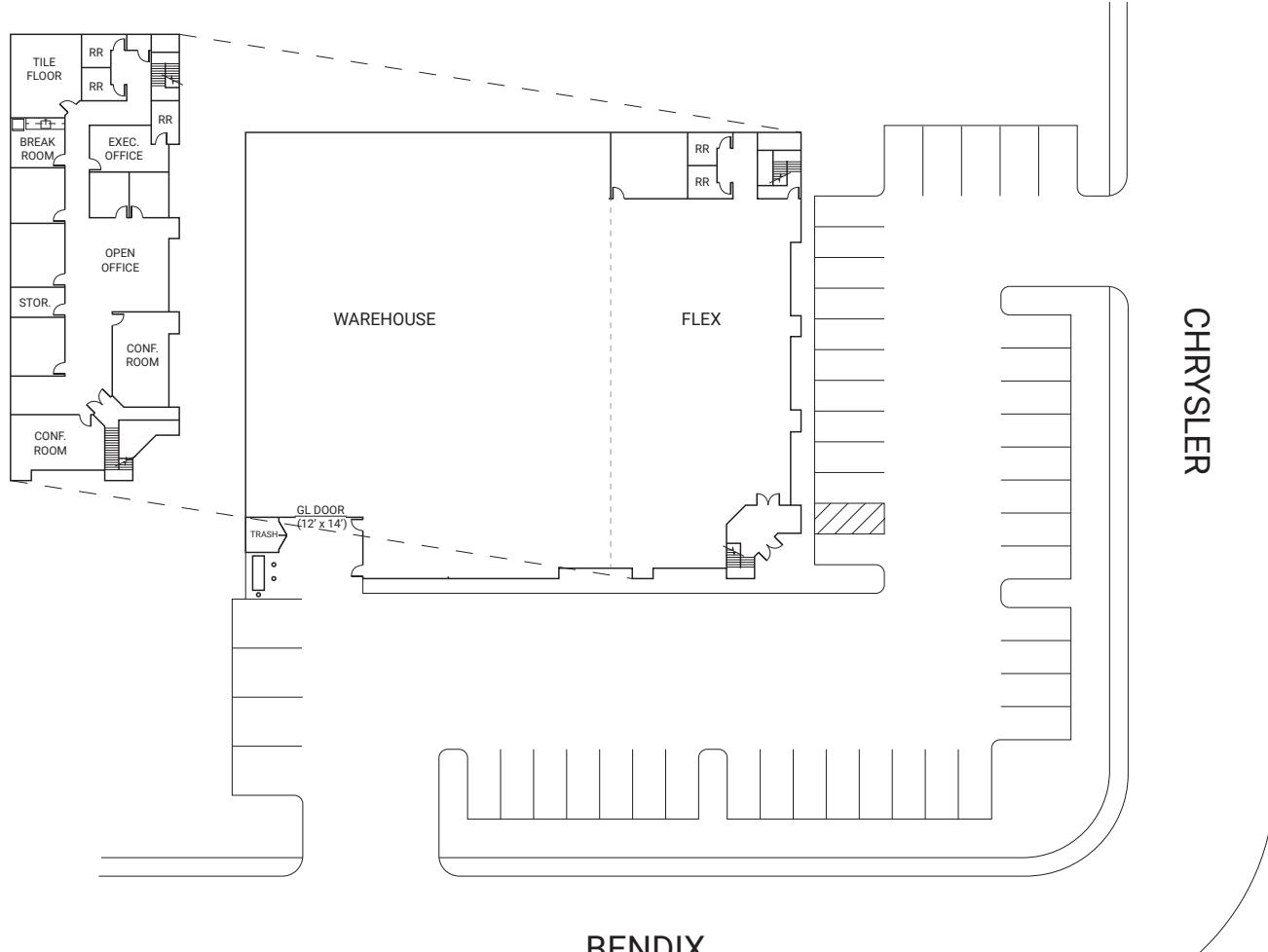
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