

FOR LEASE

**41,822 SF FREESTANDING INDUSTRIAL BUILDING**



16901 ARMSTRONG AVENUE

**IRVINE, CA**



CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

Size:	41,822 SF   Newly Renovated
Office Area:	±6,000 SF of newly renovated, open area with extensive millwork, conference rooms, private offices, and kitchen
Parking:	2.5:1,000
Yard:	Drive around freestanding - fenced yard
Restrooms:	Two (2) sets of restrooms + shop restrooms, ADA compliant
Power:	Panel A: 600 AMP Panel B: 400 AMP
Loading:	Two (2) 12x14 grade level doors Two (2) 12x12 grade level doors Two (2) dock high doors
Sprinkler:	Yes
Major Cross Streets:	Von Karman Ave & Barranca Pkwy
Entrance:	Two (2) separate entrances
Bus Line:	Four (4) bus stops within 1/4 mile - direct link to Amtrak
Clear Height:	18'-20'
Skylights:	Yes





TO BARRANCA PKWY ↑

ARMSTRONG AVENUE.

TO ALTON PKWY ↓

# SITE PLAN

# AREA AMENITIES



WALKING DISTANCE TO THE DISTRICT @ TUSTIN LEGACY AND DIAMOND JAMBOREE SHOPPING CENTER

- RESTAURANTS
- ENTERTAINMENT
- TEAM BUILDING



JOHN WAYNE AIRPORT



HOTEL AMMENITIES

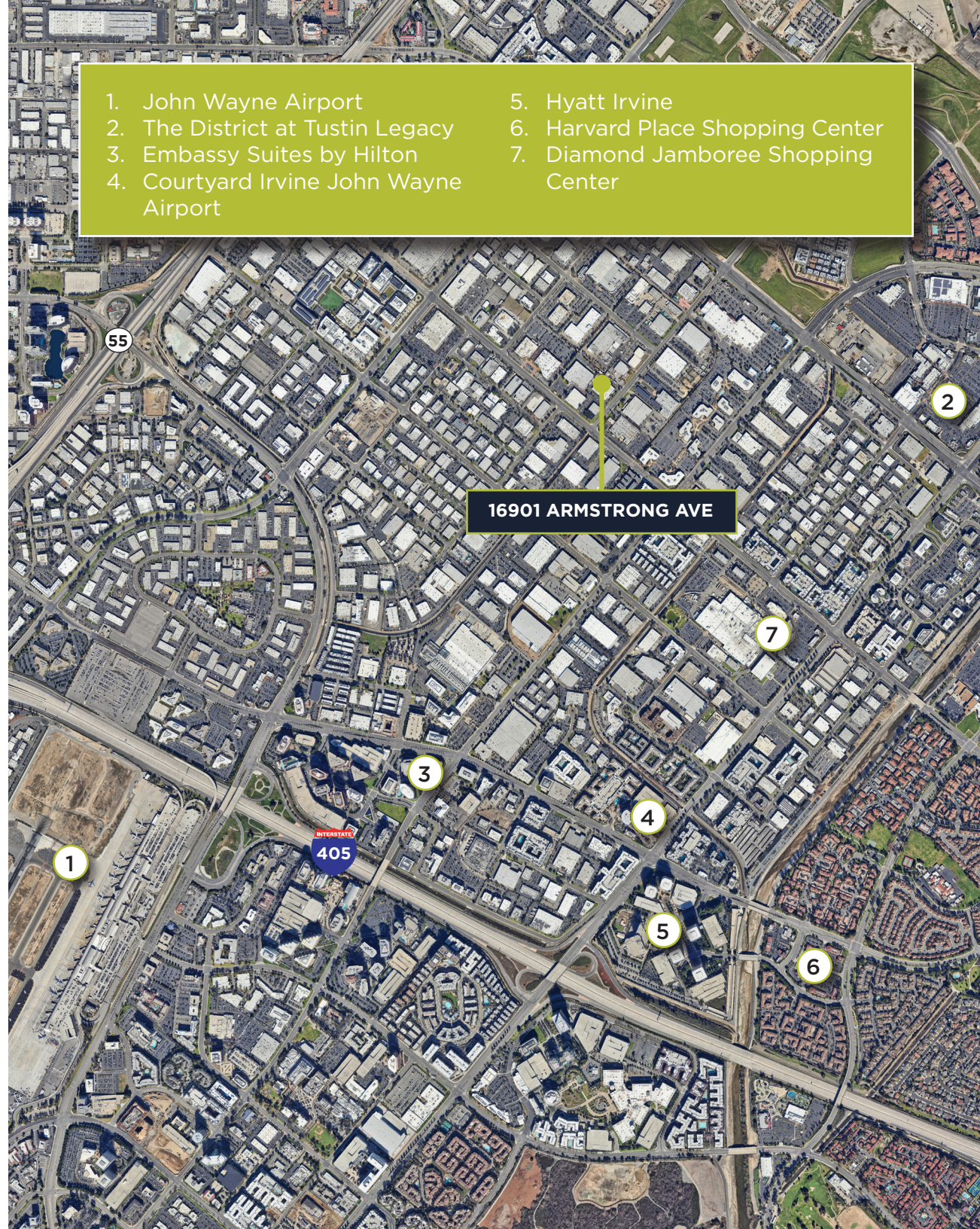


WALK OR BIKE TO WORK NEARBY NEW RESORT STYLE APARTMENTS AND CONDOMINIUMS



- ACCESS TO 261 TOLL ROAD TO CORONA/RIVERSIDE
- 55 - 5 - 405 FREEWAYS

1. John Wayne Airport
2. The District at Tustin Legacy
3. Embassy Suites by Hilton
4. Courtyard Irvine John Wayne Airport
5. Hyatt Irvine
6. Harvard Place Shopping Center
7. Diamond Jamboree Shopping Center



# CONTACT INFORMATION

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