

COMMERCIAL PROPERTY FOR SALE

59 PETERS CANYON, IRVINE, CA 92606

3,895,000 LISTING
PRICE

Property Type

OFFICE/FLEX

MIXED USE

Zoning:

**OFFICE / COMMERCIAL / LIGHT
INDUSTRIAL / RESEARCH & DEVELOPMENT**

Total Space

**5,662 SQ. FT. TOTAL
936 SF WAREHOUSE**

PROPERTY DETAILS:

Located in the heart of Irvine's prestigious Peters Canyon Business Park, this meticulously maintained 5,662 sq ft building blends executive-level finishes with high-functionality industrial capabilities.

Corner Unit with Maximum Visibility: End-unit positioning offers direct street presence, increased glass lines, and easy truck access

Modern Class-A Buildout:

- Executive offices and conference room with glass accents and premium flooring.
- Fully built-out kitchenette, ADA-compliant restrooms, and a shower-equipped bathroom.
- Rare 26-ft clear height, fully HVAC'd warehouse — ideal for high-end tech, e-commerce, or clean storage needs.

Freestanding Flex Condo with
Roll-Up Door



JEFF SPREEN

SPREEN

COMMERCIAL



949-677-7141

JEFF@SPREEN.NET



26 Foot Warehouse

Spacious Private Offices with an
Abundance of Natural Light



Multiple Executive Offices

