



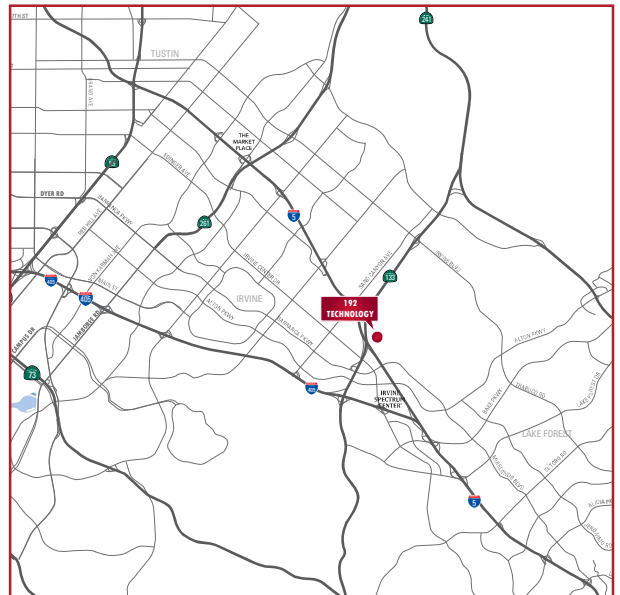
# 192

TECHNOLOGY DRIVE, SUITE E • IRVINE, CA

## AVAILABLE FOR LEASE - ±1,100 SF

### PROPERTY HIGHLIGHTS:

- » Rare Small Irvine Spectrum Warehouse
- » Completely Renovated 2023
- » ±1,100 SF
- » Front Loading GL door
- » Close to 405 & 5 Fwys
- » NNN Operating Expenses Approx. \$473.00 Per Month
- » One Office-One Restroom- 80% Full Height Warehouse



### CONTACT ME

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

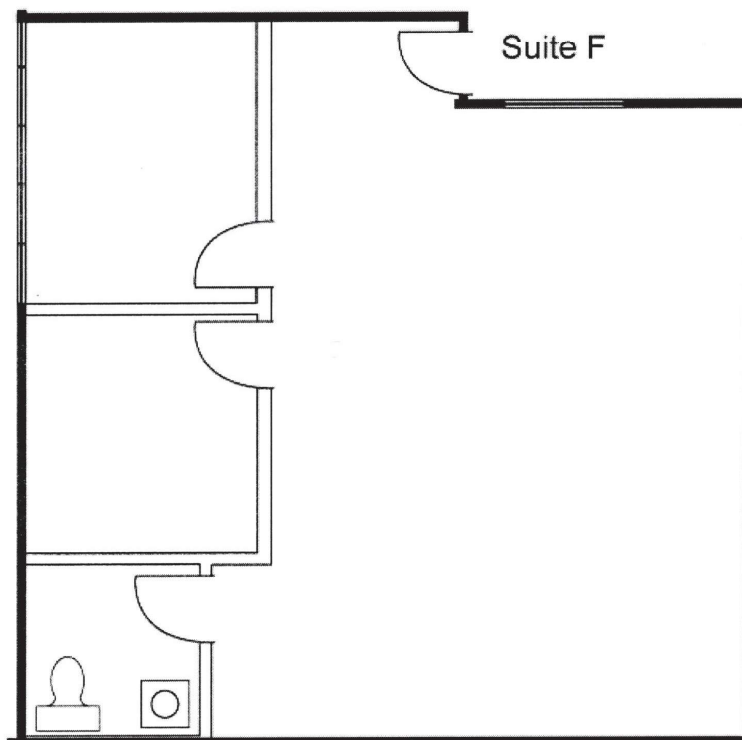
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## FLOOR PLAN



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