

# For Sale or Lease

±16,003 SF INDUSTRIAL/FLEX BUILDING

1641 LANGLEY AVENUE | IRVINE, CA 92614



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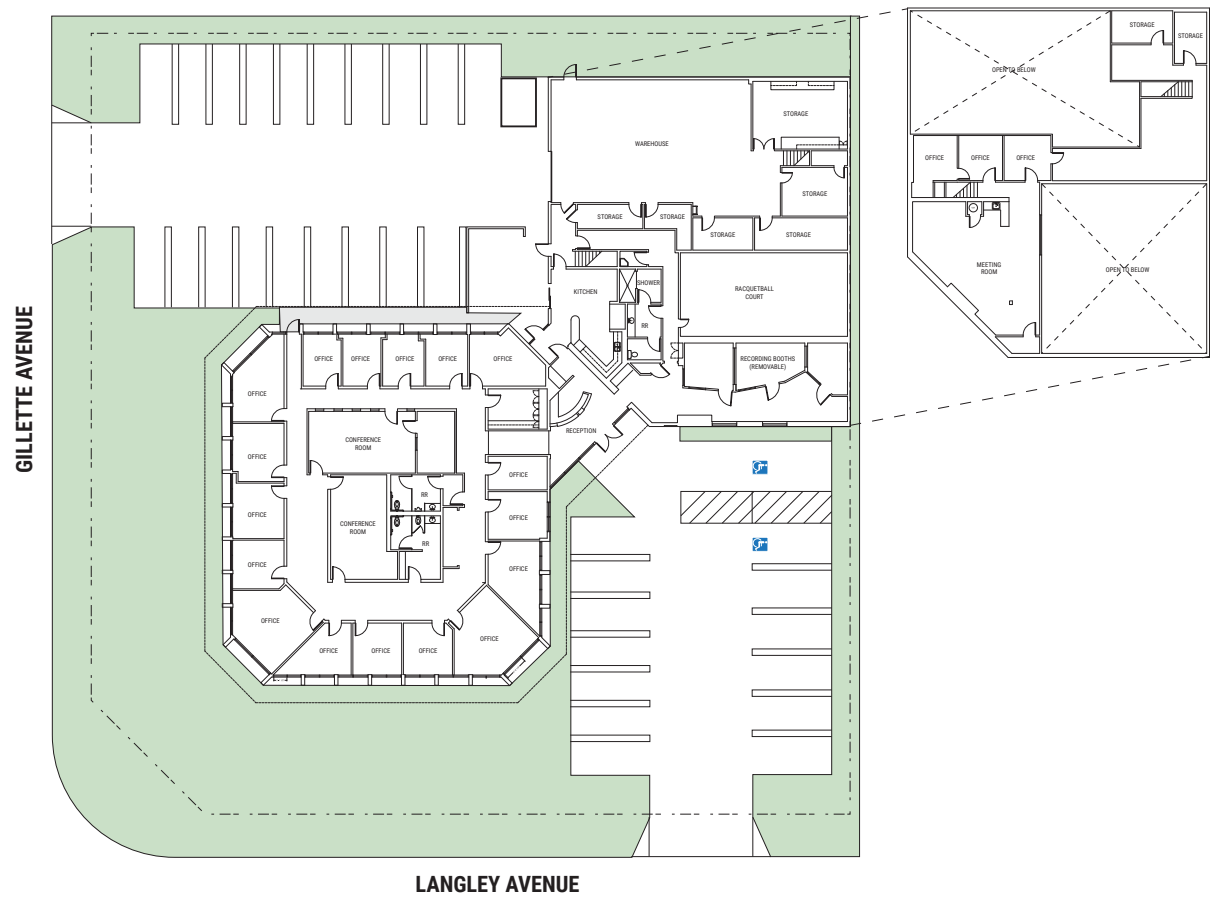
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# Property Features

- » ±16,003 SF Flex/Industrial Building
  - » ±13,193 SF of Improved Office Space
  - » ±2,810 SF of Warehouse Space
- » Prominent Curb Appeal for Corporate Headquarters
- » Signage on the Corner of Langley and Gillette Avenue
- » Includes a Racquetball Court
- » Two (2) Entrances With Parking Available on Both Sides of the Building
- » 2.85:1 parking ratio
- » 22' Warehouse Clear Height
- » One (1) Ground Level Loading Door
- » 600 Amps of Power, 120/208, 3PH-4W (verify)
- » Backup Power Generator
- » Quick Access to the San Diego (405) and Costa Mesa (55) Freeways
- » Zoned 5.1 IBC Multi-Use







## NEARBY AMENITIES

1. John Wayne / Santa Ana Airport
2. South Coast Plaza
3. Metro Pointe @ South Coast
4. The Lab
5. The Camp
6. Diamond Jamobree
7. The District at the Tustin Legacy
8. Flight at the Tustin Legacy
9. University of California, Irvine
10. Segerstrom Center for the Arts
11. Boomers Irvine
12. Park Place
13. Walmart
14. MacArthur Plaza
15. IRWD San Joaquin Marsh & Wildlife Sanctuary



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