

18071

FITCH

IRVINE, CALIFORNIA

HIGH-END
CAR STORAGE /
CREATIVE OFFICE
FOR SALE

AVAILABLE FOR SALE //

±25,594 SQUARE FEET - CREATIVE OFFICE
HIGH-END CAR STORAGE FOR SALE

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

GARBUTT
VALUE-ADD PROPERTY GROUP
OFFICE • INDUSTRIAL • RETAIL
"Maximizing Property Values"™

EXCLUSIVELY LISTED BY:

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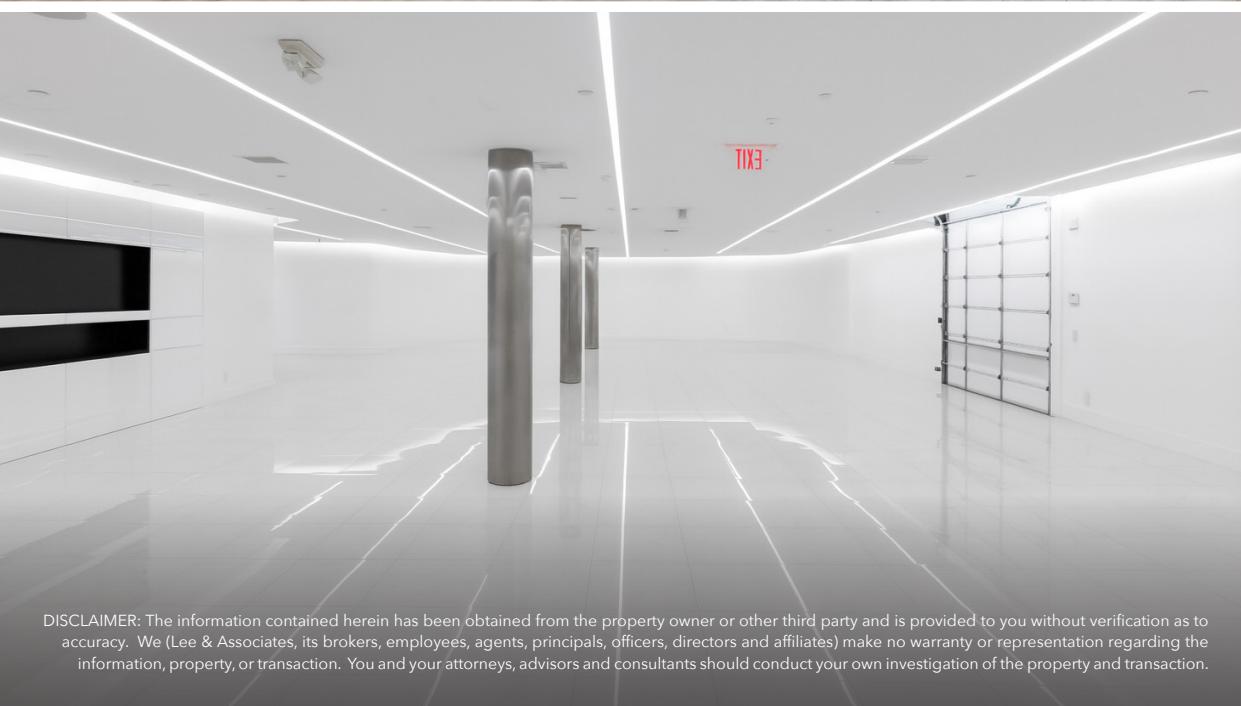
property description

BUILDING PROFILE

<i>Property Address</i>	18012 Cowan, Irvine CA, 92614
<i>APN</i>	427-282-11
<i>Location</i>	Orange County
<i>Year Built</i>	1981
<i>Building Size</i>	±25,594 Square Feet
<i>Zoning</i>	IBC
<i>Parking</i>	88 Gated Surface Spots
<i>Flooring</i>	Luxury Vinyl Tile
<i>Construction</i>	Reinforced Concrete
<i>Land</i>	1.17 Acre



DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



property overview

OFFERING SUMMARY

Lee & Associates® – Newport Beach, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 18071 Fitch, Irvine. Built in 1981, this 2-story, flex building consists of approximately 25,594 square feet and is located in the prestigious Airport Area submarket. 18071 Fitch is the only available building in the Irvine that offers high-end car storage/ R&D space and creative office finishes.

PROPERTY HIGHLIGHTS

- Freeway signage available with 260,000 cars per day
- Gated service parking with security cameras
- Convenient access to 55, 73, and 405 freeways

FIRST FLOOR

- \pm 6,859 Sq. Ft. of high-end car storage and \pm 5,718 SF office
- Two (2) GL doors
- 11' Clear height
- Space for 19 or more cars

SECOND FLOOR

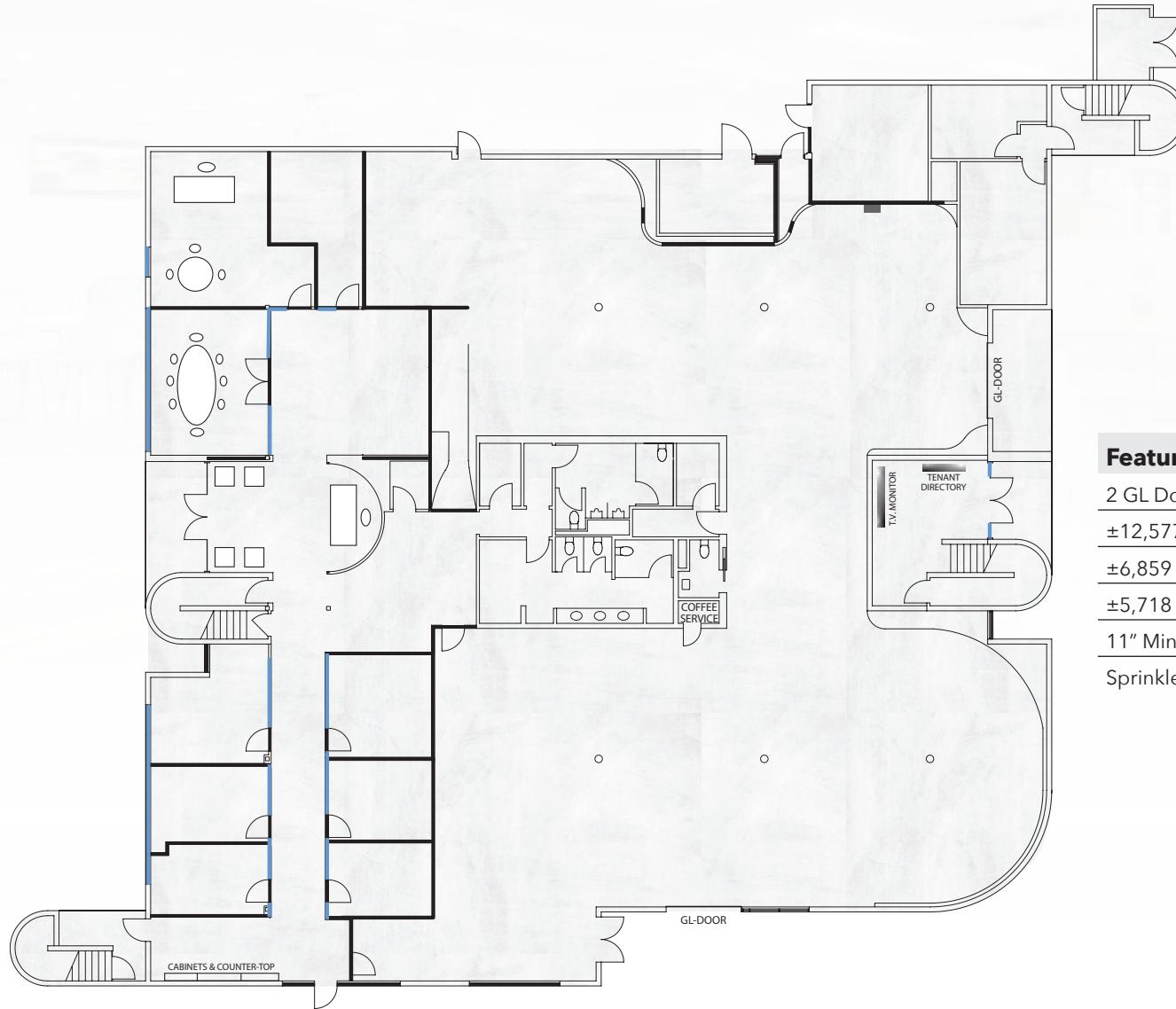
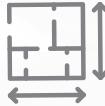
- \pm 5,704 - \pm 12,007 Square feet of high-end office space
- Modern finishes - floor-to-ceiling glass walls with a private lobby
- Outdoor balconies

first floor plan - car storage



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first floor plan - warehouse use



Features

2 GL Doors

±12,577 SF

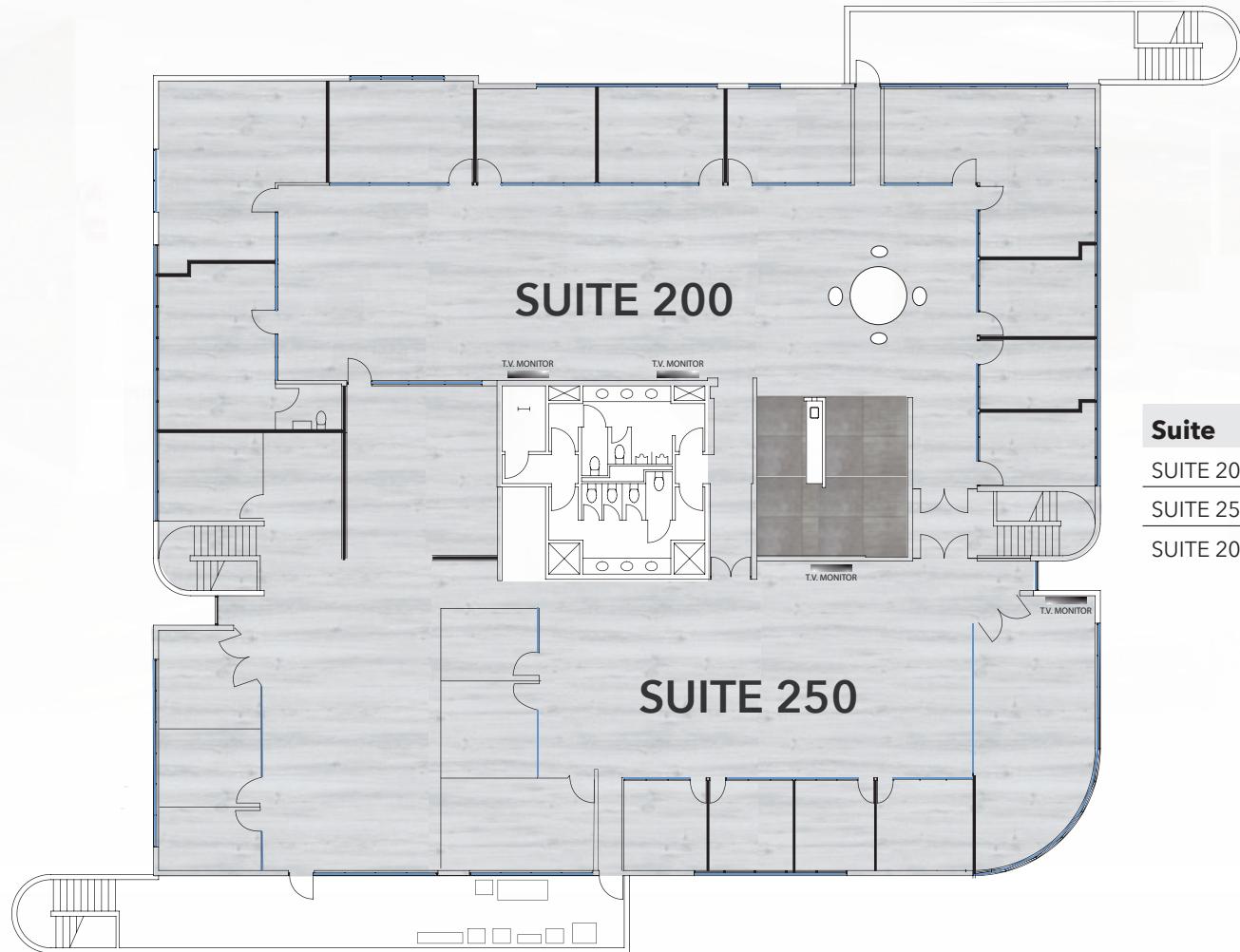
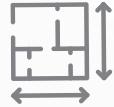
±6,859 SF Warehouse

±5,718 SF Office

11" Minimum Clear Height

Sprinklered

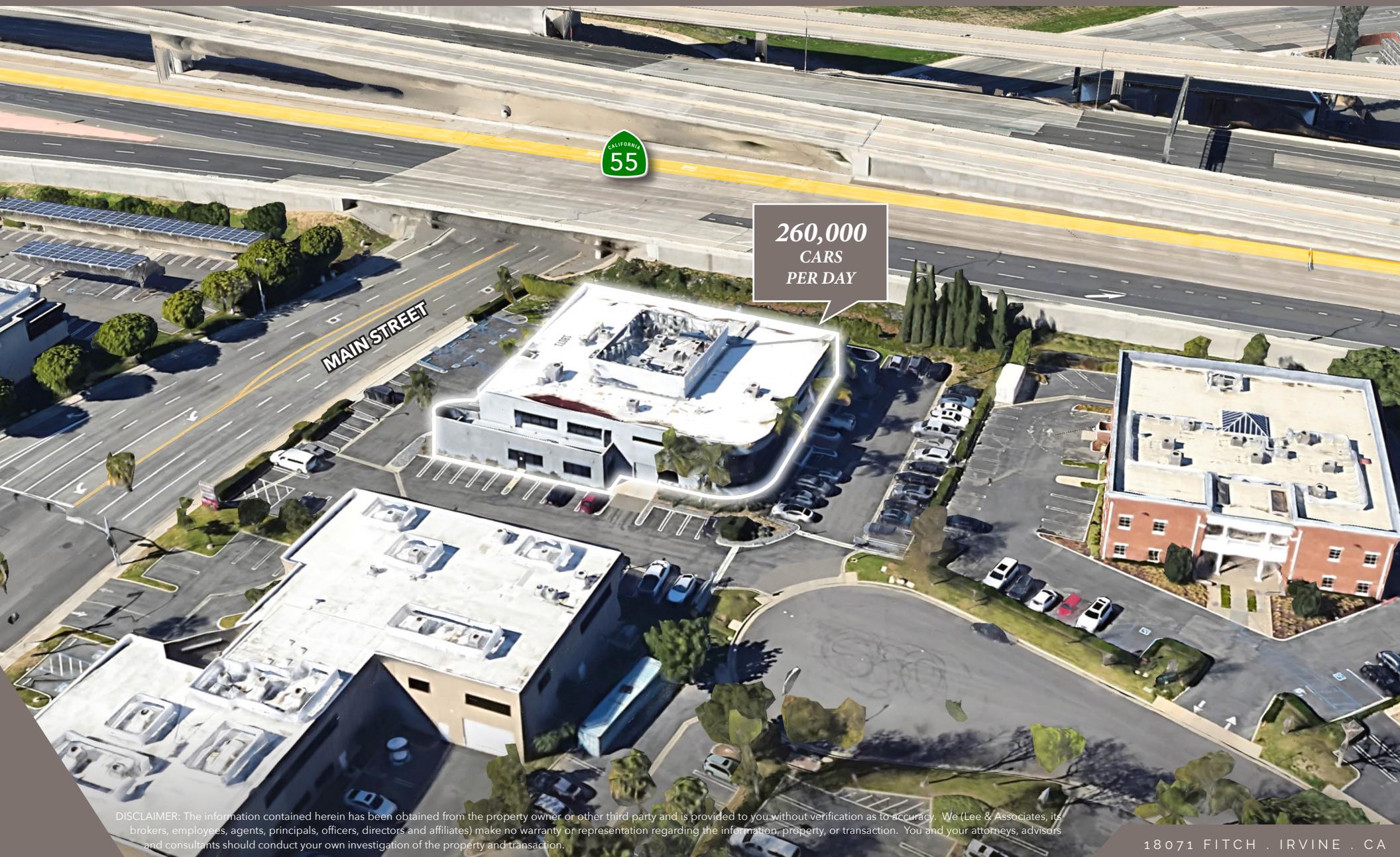
second floor plan - office



Suite	SIZE	DESCRIPTION
SUITE 200	±5,704 SF	9 offices, conference room & kitchen
SUITE 250	±6,303 SF	10 offices & conference room
SUITE 200 /250	±12,007 SF	19 offices, 2 conference rooms & kitchen

property aerial

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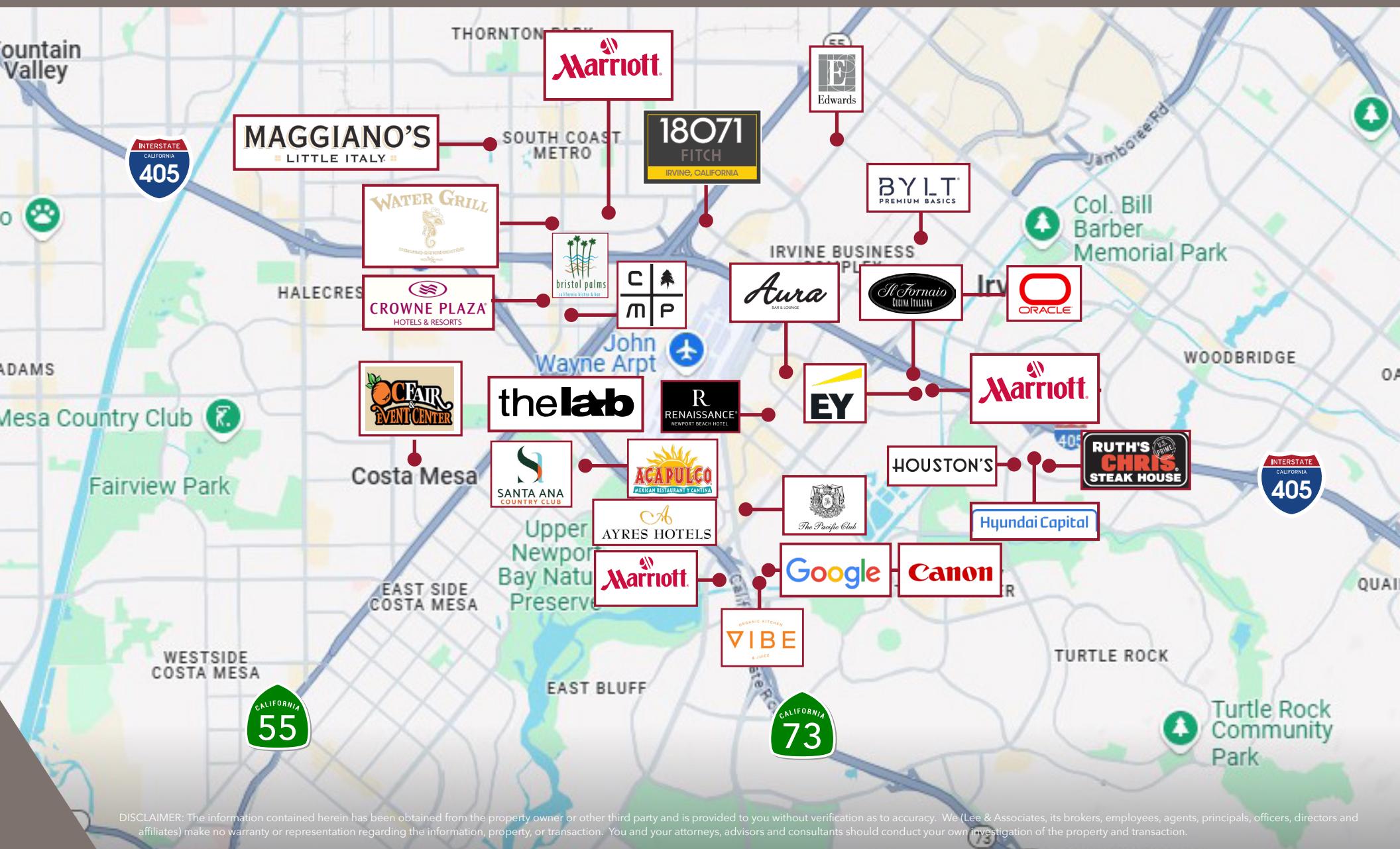


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amenities map

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