

# 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

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## 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

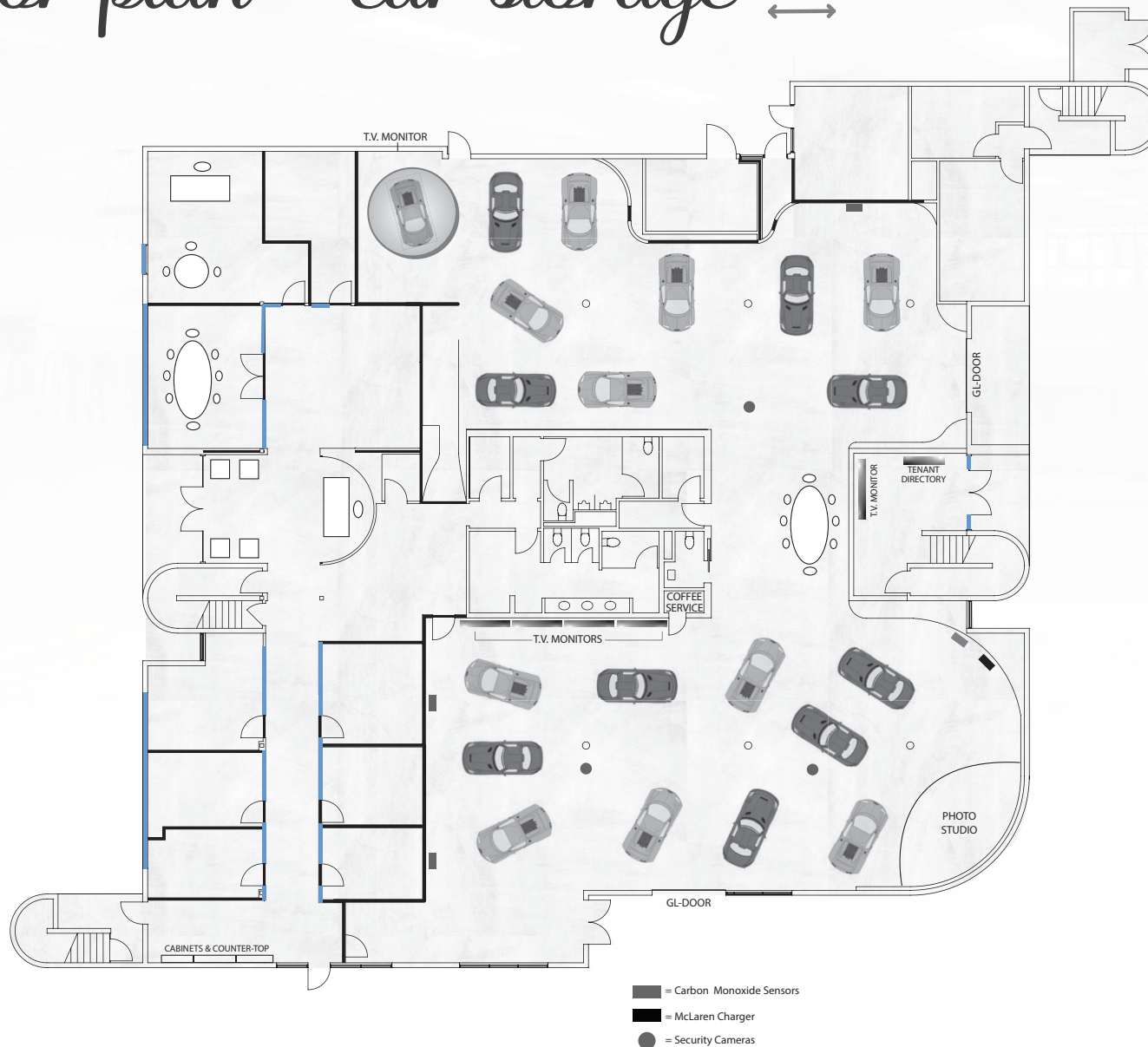
#### FIRST FLOOR

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

#### SECOND FLOOR

- ±5,704 - ±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

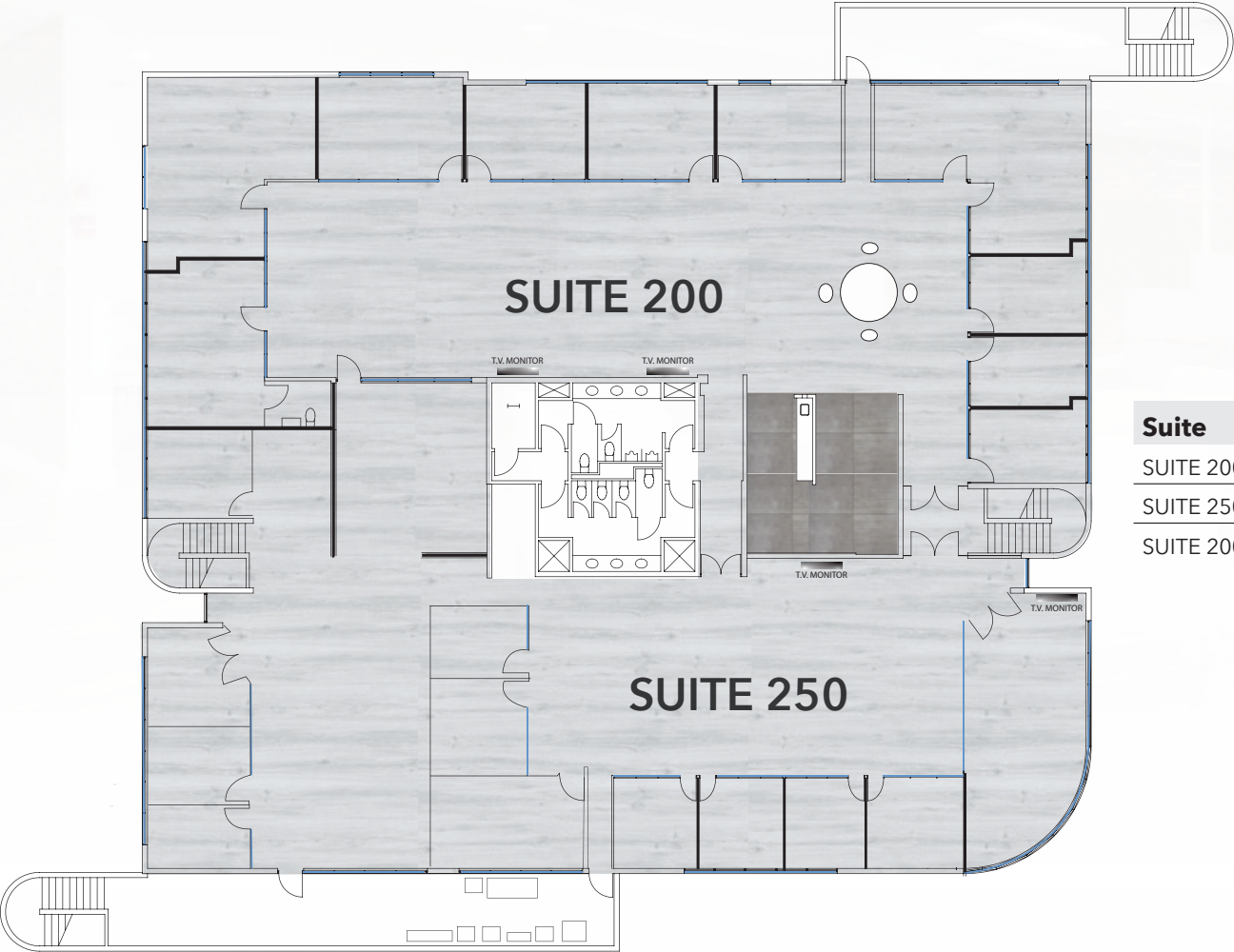
±5,718 SF Office

11" Minimum Clear Height

Sprinklered



second floor plan - office

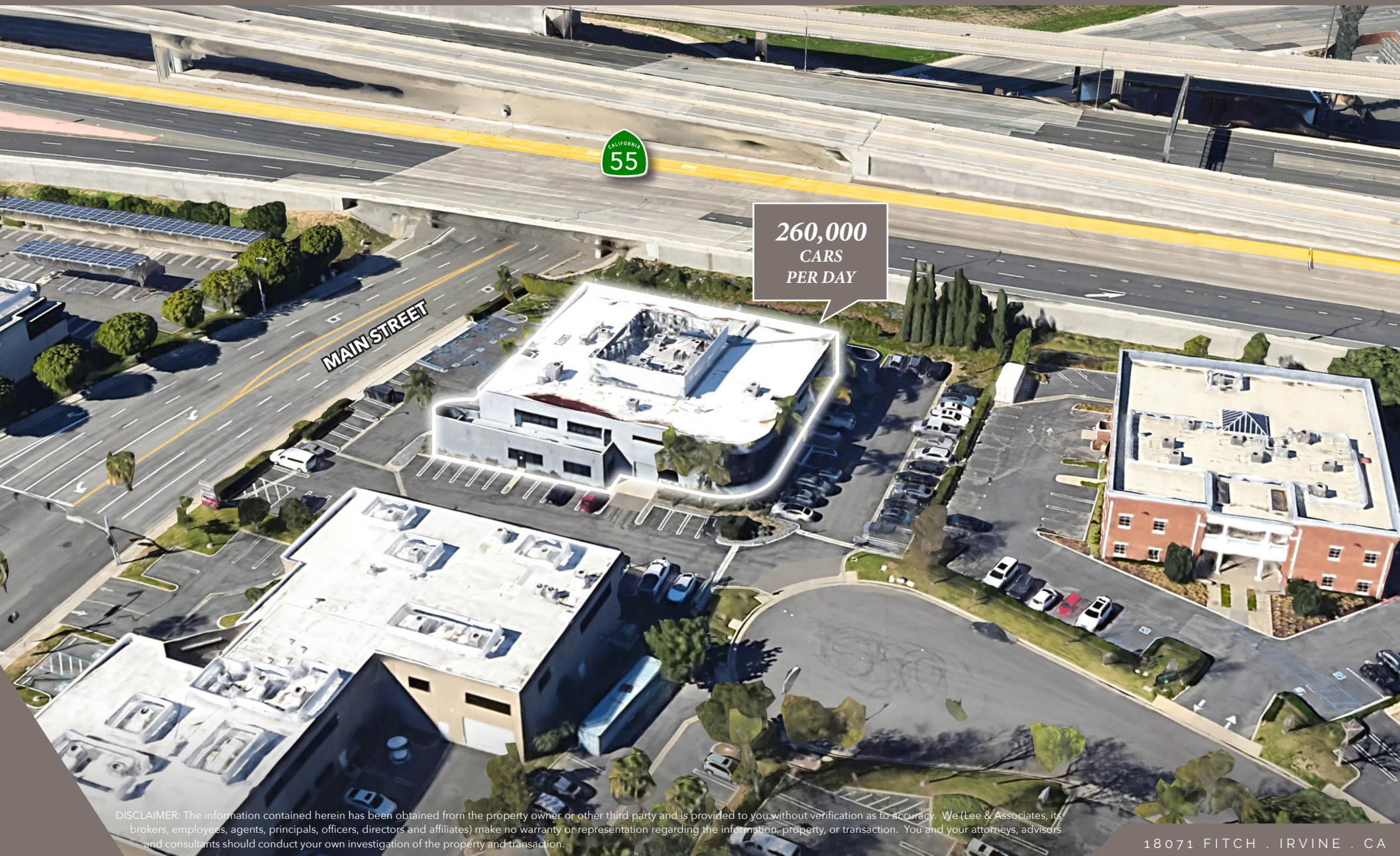


Suite	SIZE	DESCRIPTION
SUITE 200	±5,704 SF	9 offices, conference room & kitchen
SUITE 250	±6,303 SF	10 offices & conference room
SUITE 200 /250	±12,007 SF	19 offices, 2 conference rooms & kitchen



# property aerial

18071  
FITCH  
IRVINE, CALIFORNIA



260,000  
CARS  
PER DAY

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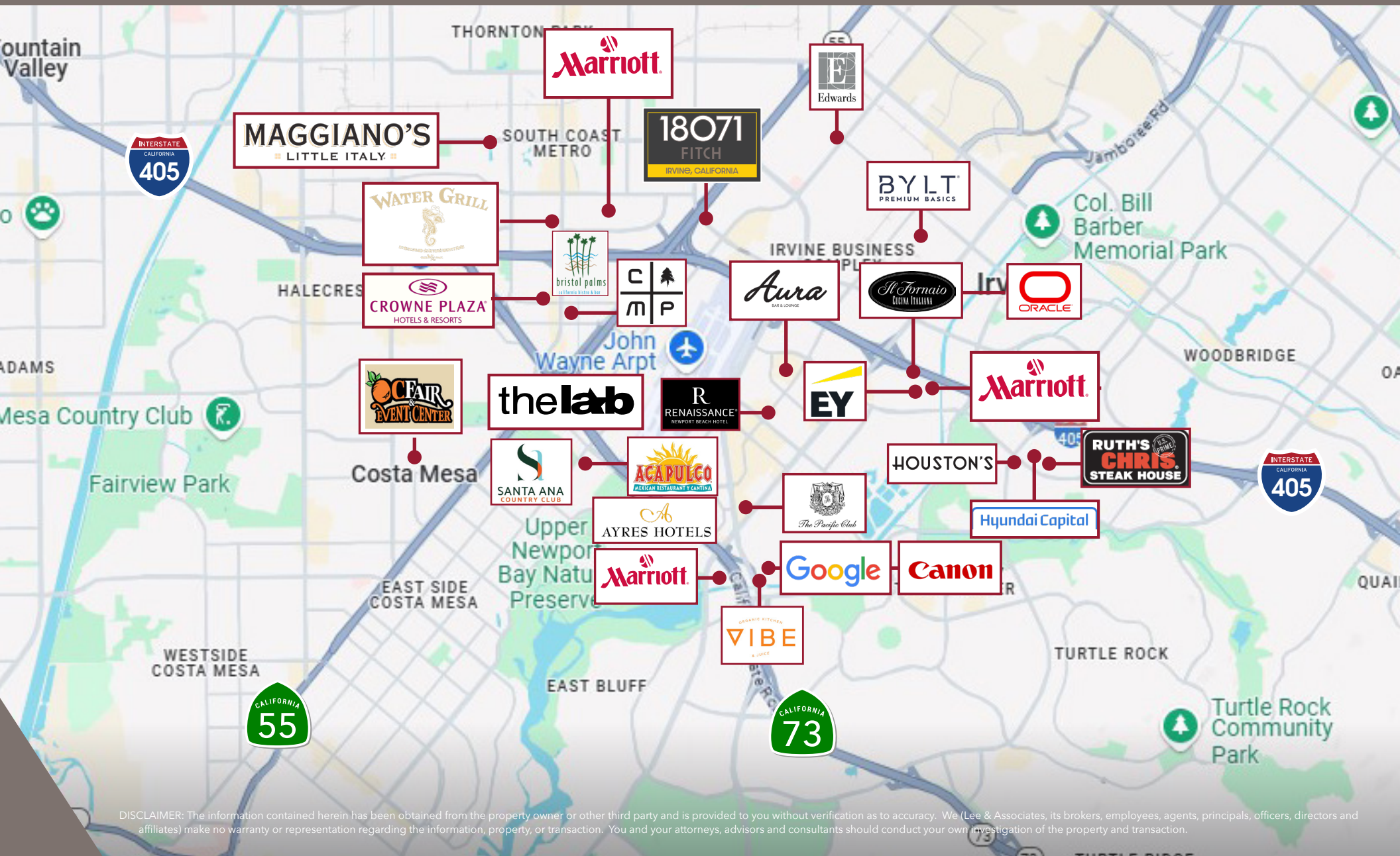
18071 FITCH . IRVINE . CA



# amenities map

18071  
FITCH

IRVING, CALIFORNIA



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