

±29,967 SF AVAILABLE FOR LEASE



16601 HALE AVENUE - FREESTANDING INDUSTRIAL/R&D BUILDING
Irvine, CA

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REAL ESTATE SERVICES

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PROPERTY FEATURES

- Rare Single Story $\pm 29,967$ SF Freestanding Building Ideal for a Small Business Headquarters
 - $\pm 9,000$ SF Office Space
 - $\pm 9,000$ SF Lab/R&D
 - $\pm 12,000$ SF Lab/Warehouse with 10' drop ceiling throughout
- 100% HVAC
- 3:1 Surface Free Parking
- 1 Ground Level Loading Door
- Warehouse Clearance $\pm 16'$ Possible
- 1.67 Acre Lot with 100 Parking Stalls (Including Private 2 Car Garage)
- Heavy Power: 1,200 Amp Panel, 480/277 Volt
- **Two (2) Secured Yards Possible**

Flexible Uses Ranging from Warehouse to R&D/Office

LOCATION

- Excellent location in Irvine Business Complex
 - **Walking Distance to The District Tustin Legacy**
- Zoning: 5.1 IBC Multi-Use (City of Irvine)
- Close Proximity to John Wayne Airport
- Minutes to Irvine Spectrum Entertainment Center & South Coast Plaza
- Immediate access to Santa Ana (5) and San Diego (405) Freeways and 73 and 261 Toll Roads



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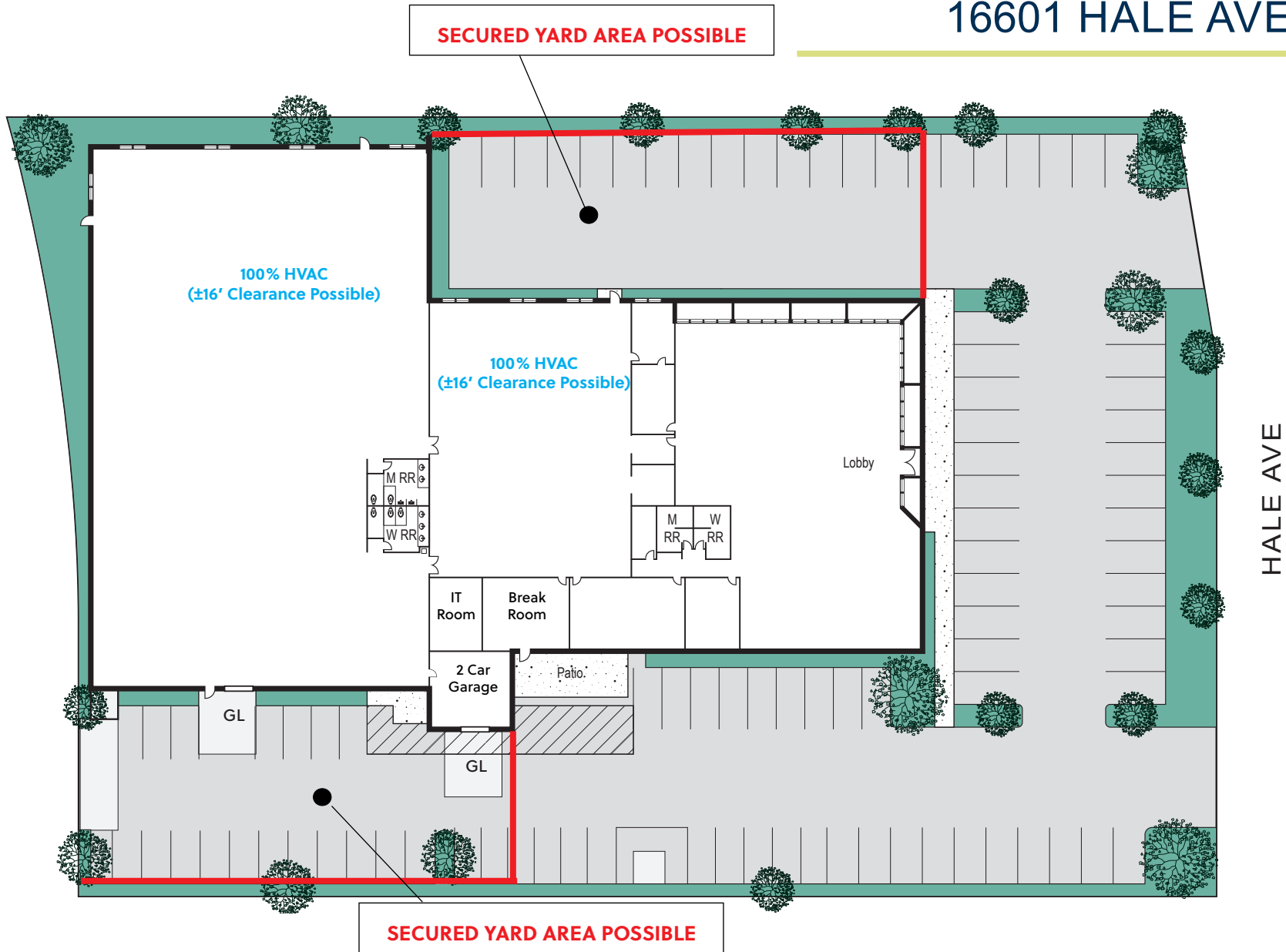
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