

±8,875 SF INDUSTRIAL CONDO FOR SALE

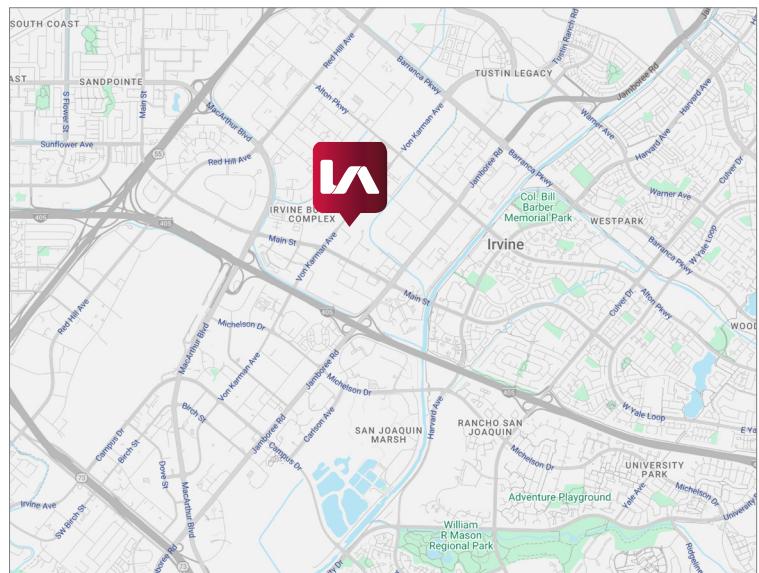
17532 VON KARMAN
IRVINE, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



LISTING DATA

- ±8,875 SF Corner Unit Industrial/Flex Condominium
- ±4,300 SF of Two-Story Office Space
- Two (2) Kitchens & Three (3) Restrooms
- One (1) Ground Level Door
- 22' Minimum Warehouse Clearance
- 400 Amp Power (Verify)
- ±23 Car Parking Stalls
- Fully Sprinklered
- Minutes from John Wayne Airport and the 55, 405 & 73 Freeways
- Centrally Located Irvine Business Complex



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

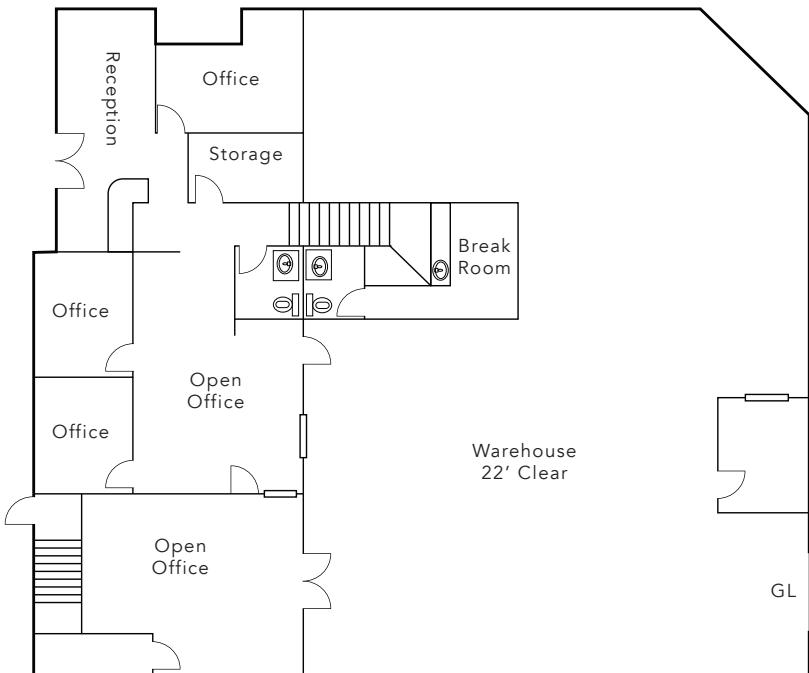
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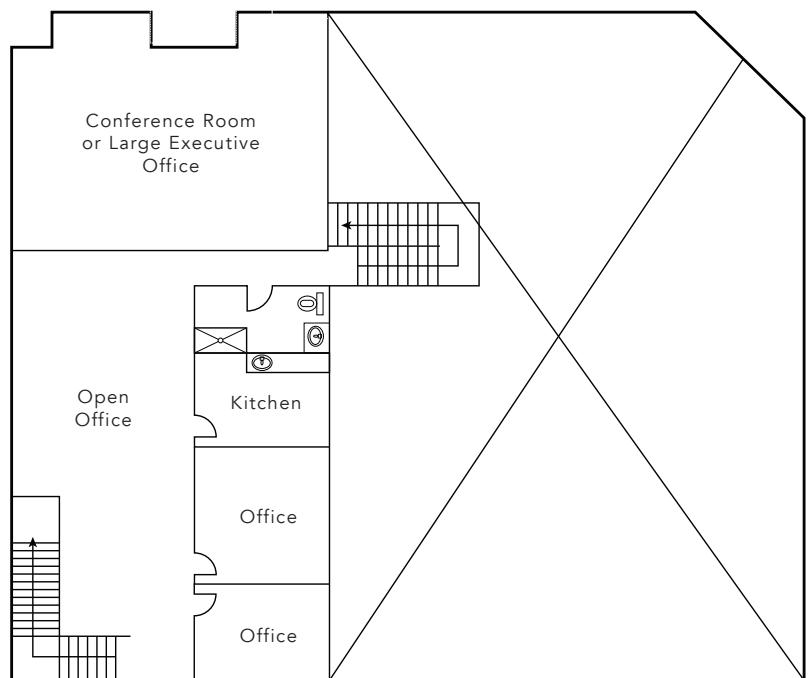
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FIRST FLOOR



SECOND FLOOR



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