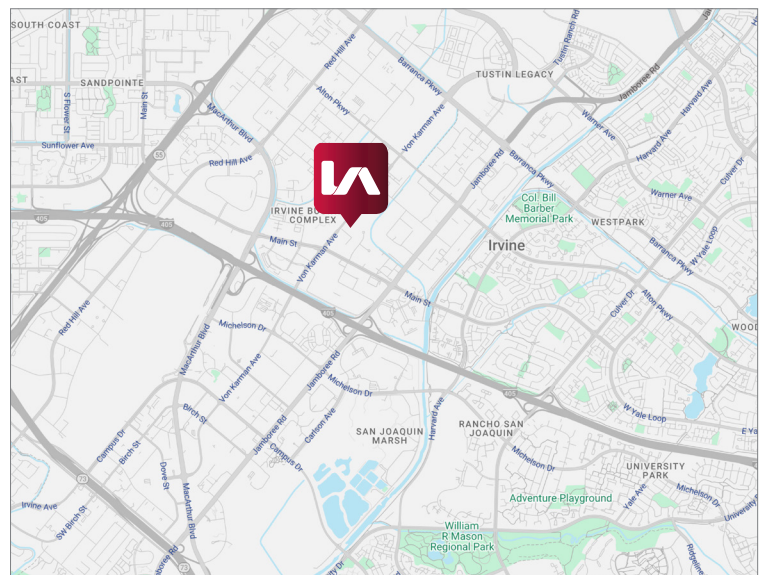


**±8,875 SF INDUSTRIAL CONDO FOR SALE**  
**17532 VON KARMAN**  
**IRVINE, CA**



## 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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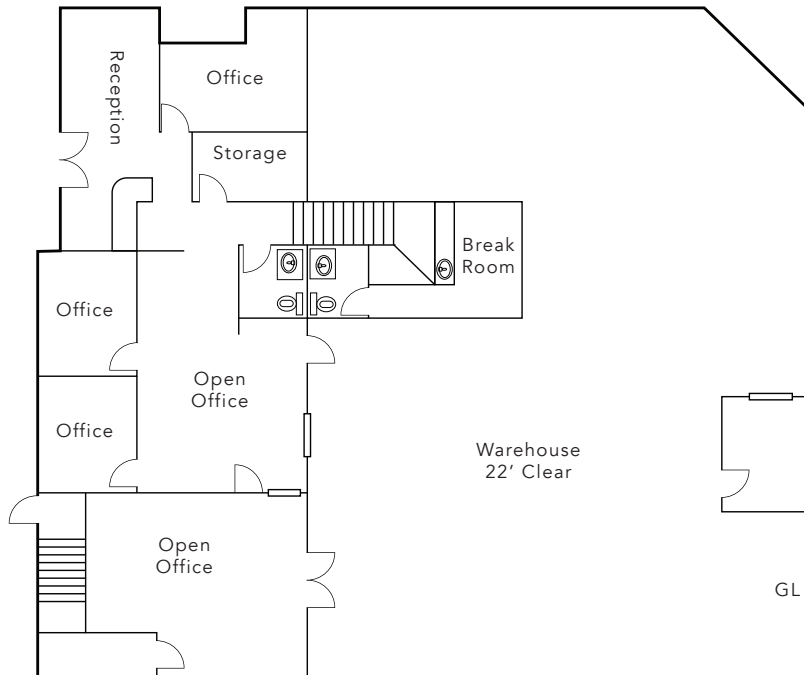
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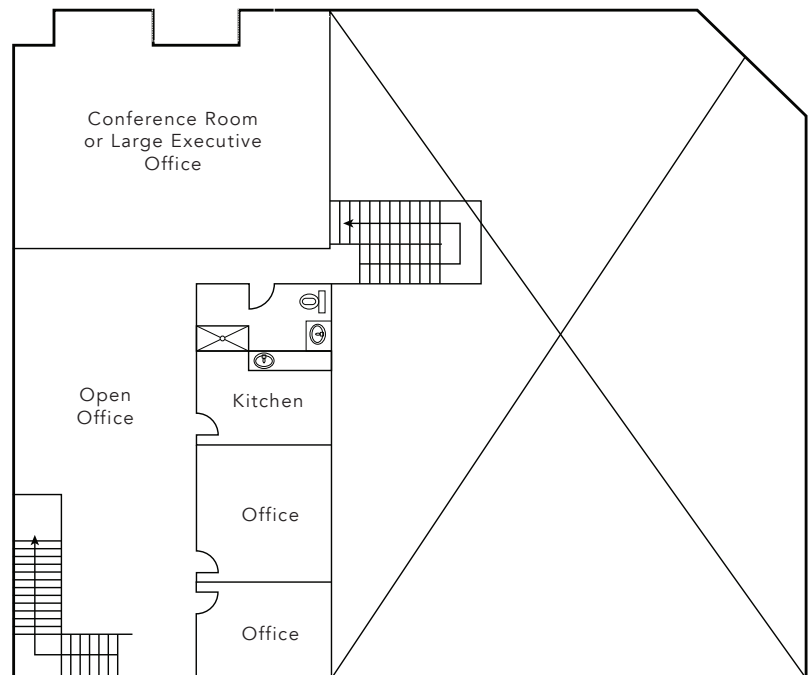


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**FIRST FLOOR**



**SECOND FLOOR**



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