

For Sale

±5,350 SF INDUSTRIAL/FLEX BUILDING

32 MAUCHLY, SUITE B | IRVINE, CA 92618



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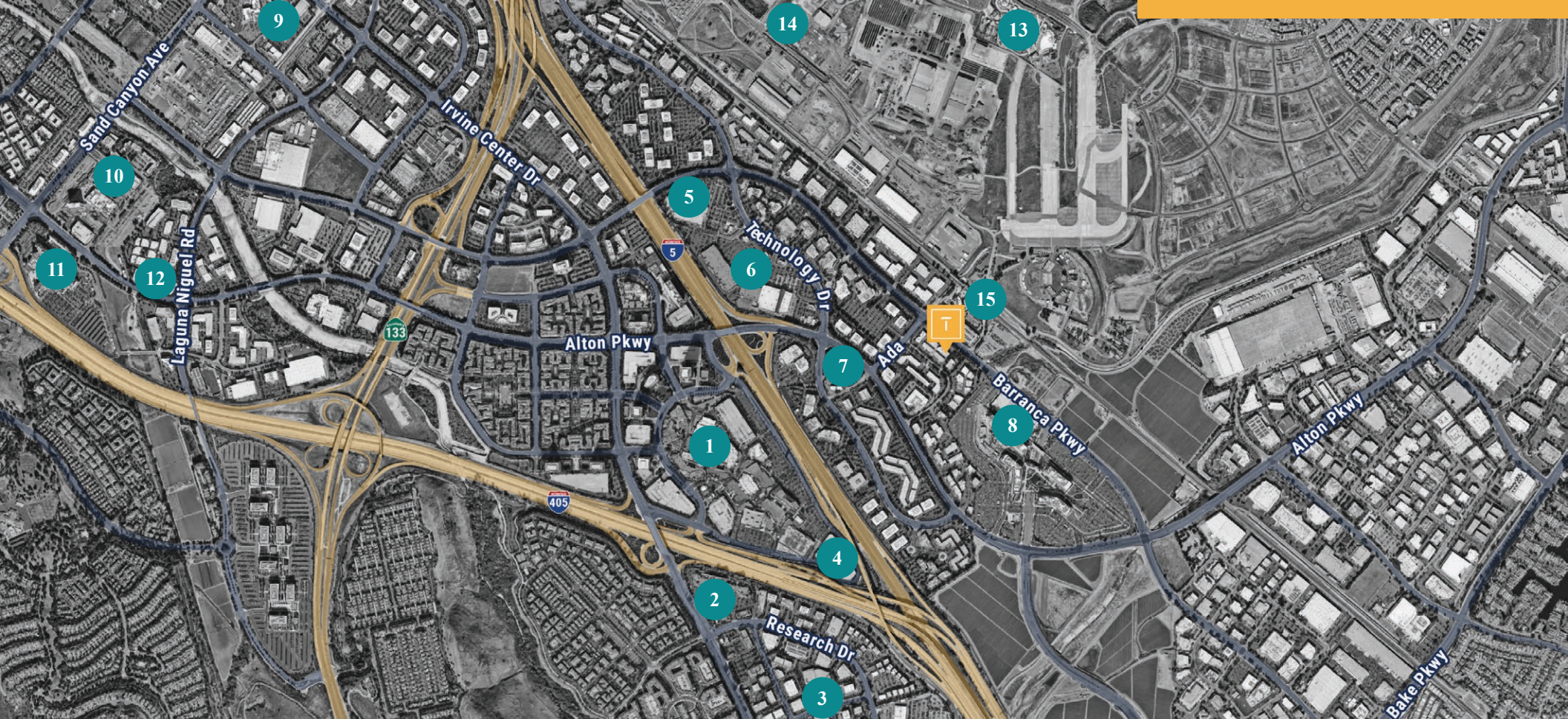
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Property Features

- » ±5,350 SF High-Image Industrial/Flex Condominium in the ADA Technology Park
- » ±4,100 SF of Functional Two-Story Office Space With Great Glass Line
- » Warehouse Area: ±1,250 SF (Potential to Expand to ±2,000 SF)
- » Fire Sprinklers
- » Two (2) Ground-Level Loading Doors
- » Potential Signage Visible on Barranca Parkway
- » 3.5:1 Parking Ratio
- » ±21' Warehouse Clear Height
- » 200 Amps of Power, 120/208 Volt, 3-Phase (verify)
- » Excellent Access to the 5 and 405 Freeways, Irvine Spectrum, and Surrounding Retail Amenities
- » Walking Distance to the Irvine Transit Station





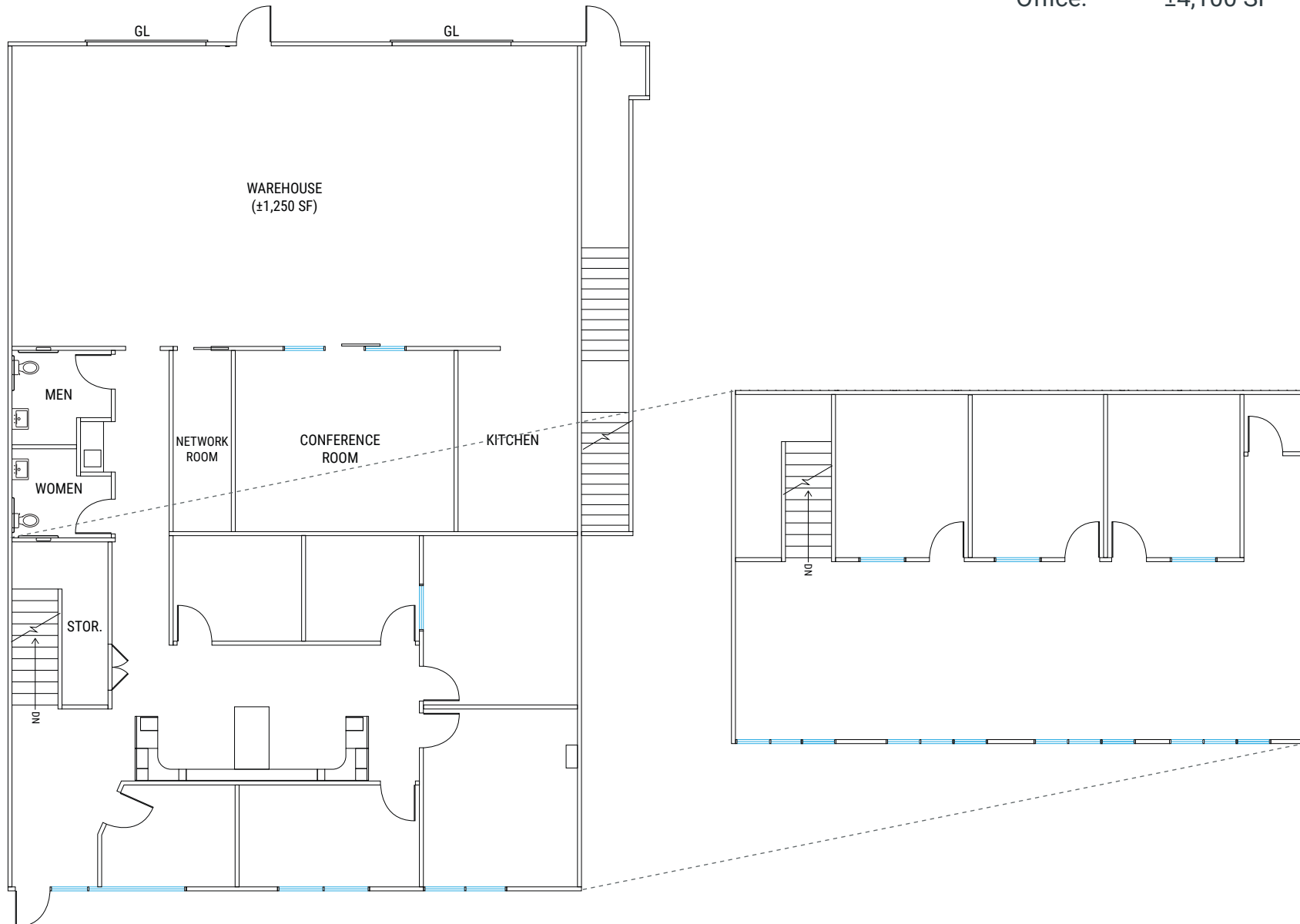
NEARBY AMENITIES

- | | | |
|-----------------------------------|--------------------------|------------------------------|
| 1. Irvine Spectrum | 6. Alton Marketplace | 11. Kaiser Permanente |
| 2. Los Olivos Marketplace | 7. Alton Retail Center | 12. Oaks Pavilion |
| 3. Pretend City Children's Museum | 8. City of Hope - Irvine | 13. Wild Rivers Waterpark |
| 4. Target | 9. Sand Canyon Plaza | 14. Great Park |
| 5. Costco | 10. Hoag Hospital Irvine | 15. Irvine Metrolink Station |

EXISTING FLOOR PLAN

Warehouse: ±1,250 SF

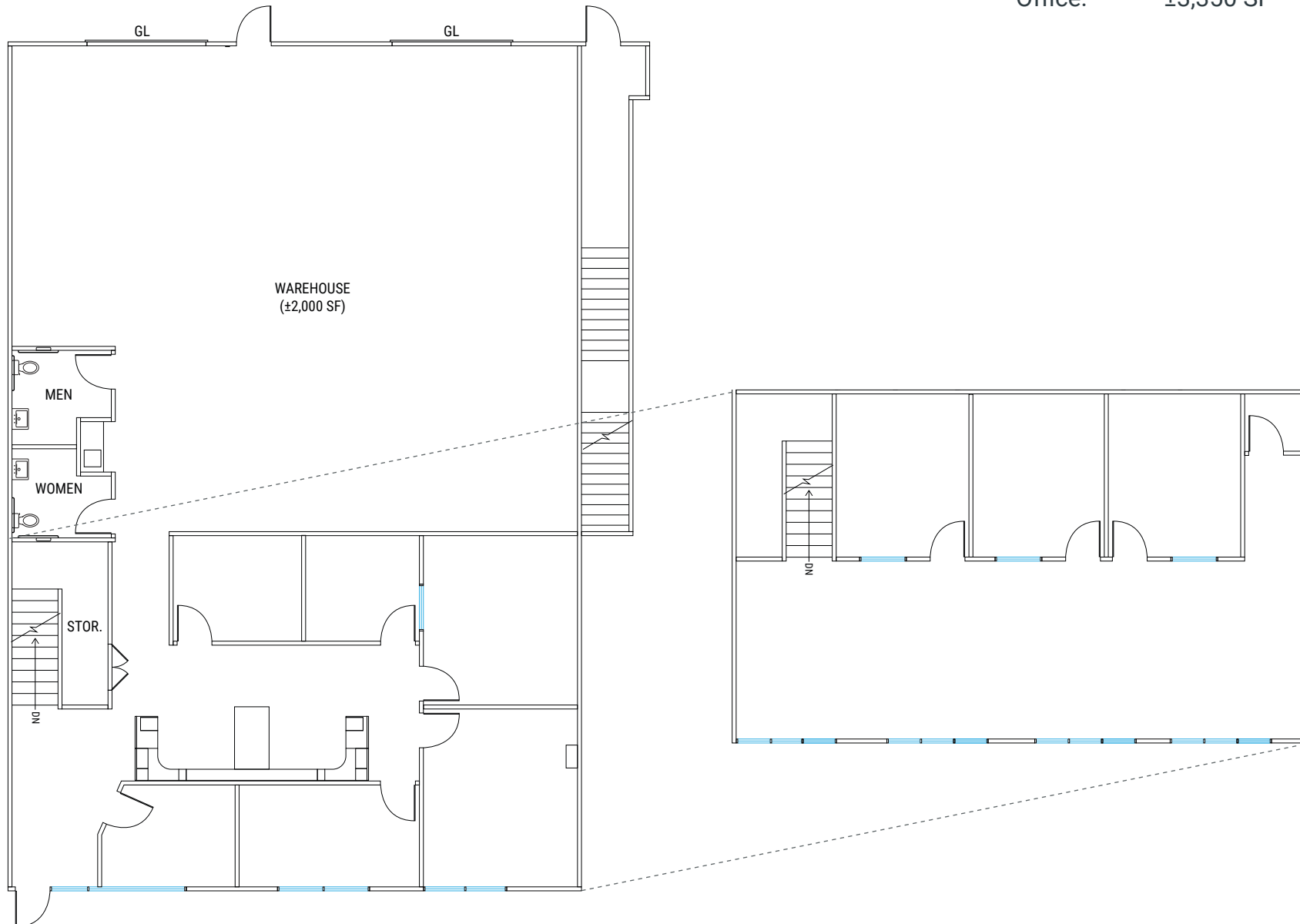
Office: ±4,100 SF

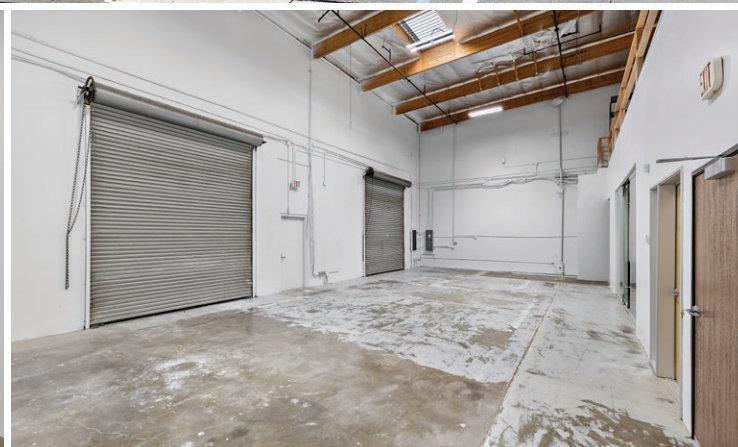


HYPOTHETICAL FLOOR PLAN

Warehouse: ±2,000 SF

Office: ±3,350 SF





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