2532
WHITE RD, IRVINE, CA

FLEX INDUSTRIAL
±10,224 SF TO ±12,576 SF FOR LEASE
CREATIVE OFFICE LAYOUT

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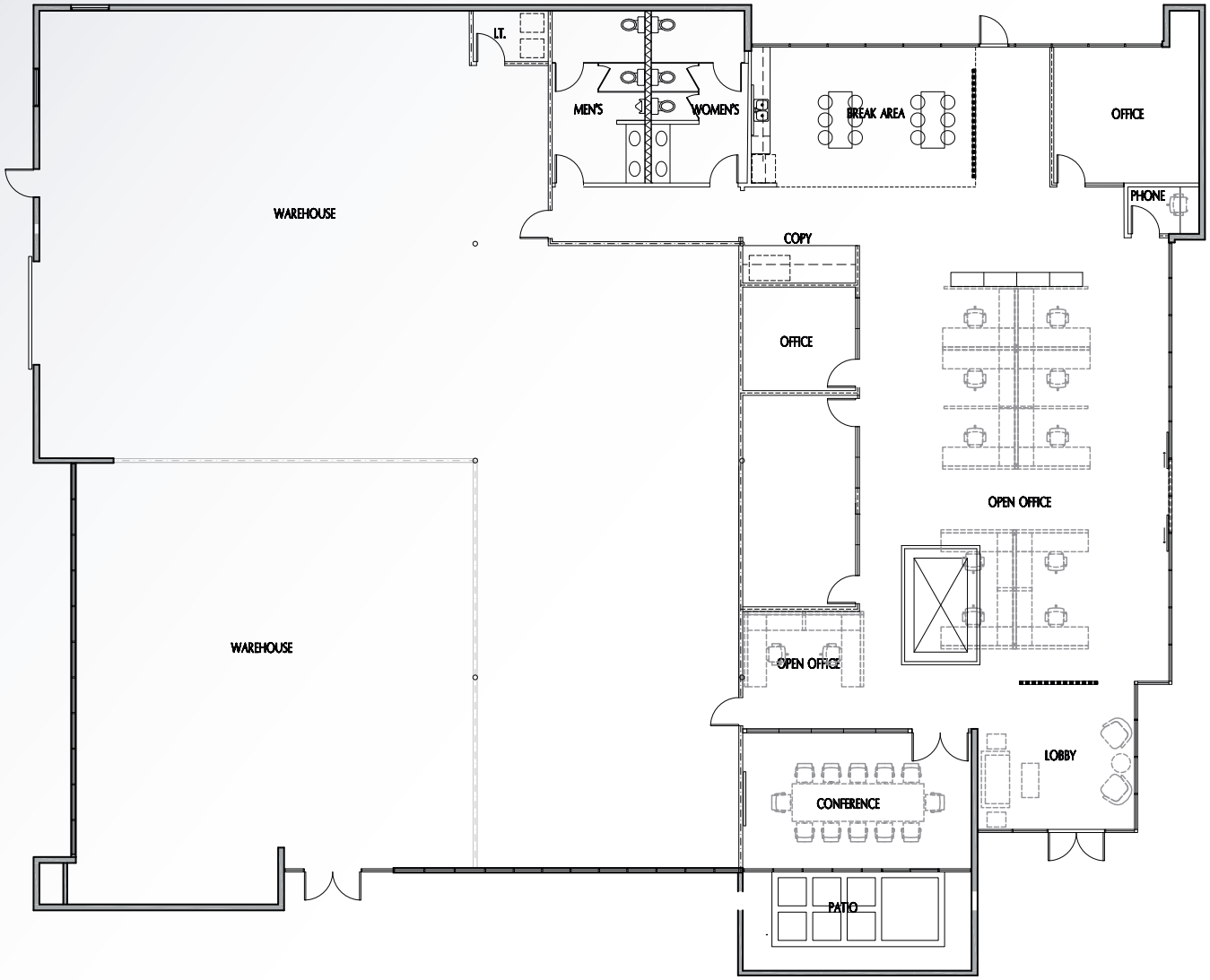
FEATURES - 2532 WHITE RD IRVINE, CA

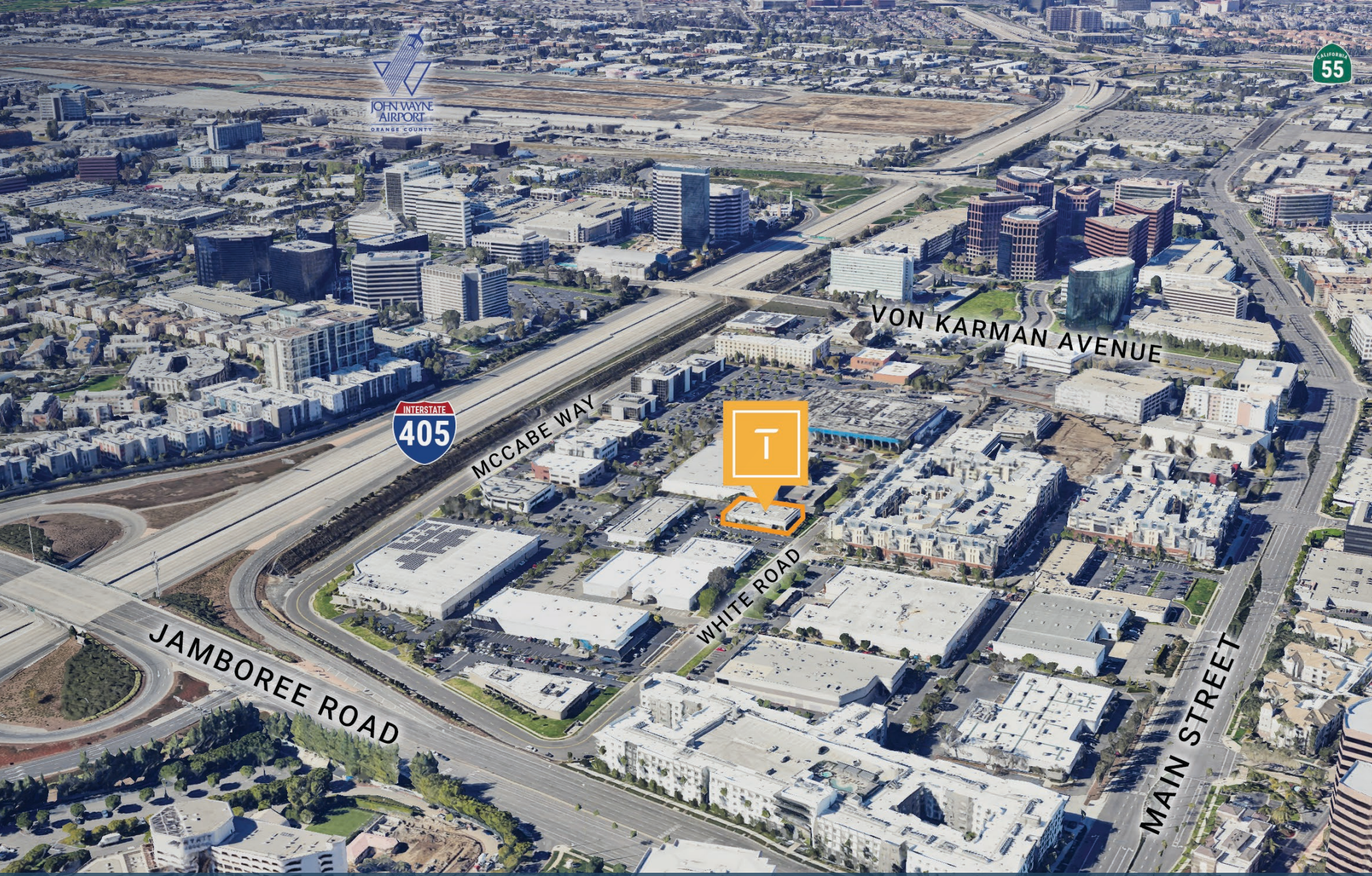
2532 White Road is a prominent, free-standing flex/industrial building in the heart of the Irvine Business Complex appealing to the contemporary Orange County business lifestyle.

- ±12,576 SF total (Divisible to ±10,224 SF)
- ±4,500 SF of creative office space
- Generous surface parking (3.7 : 1,000 SF)
- Extensive glass line on three sides providing abundant natural light
- Flexible 5.1 “multi-use” zoning (uses include industrial, R&D, manufacturing, and professional)
- One (1) ground-level loading door
- 400 amps of power (verify)
- 16’ warehouse clear height
- 100% HVAC possible
- Amenity-rich area with fast-fresh and upscale dining venues within walking distance
- Immediate access to 405 / San Diego Freeway at Jamboree Road

HIGHLIGHTS

- ±12,576 SF total (Divisible to ±10,224 SF)
- ±4,500 SF creative office
- Glass line on all sides
- Executive office plus 3 private offices
- Lively glass conference room with adjacent decorative patio
- Acoustically private phone room for workstation employees
- Collaborative open-air break area




JOHN WAYNE AIRPORT
ORANGE COUNTY
INTERSTATE 405
CALIFORNIA 55
VON KARMAN AVENUE
MCCABE WAY
WHITE ROAD
JAMBOREE ROAD
MAIN STREET

NEARBY AMENITIES

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