

±35,023 R&D / MANUFACTURING FACILITY

17032 ARMSTRONG AVENUE | IRVINE, CALIFORNIA



BUILDING FEATURES

- Freestanding Building
- High Identity, Rare Corner Location
- ±3,000 SF of Executive Office Area
- High Traffic Count: ±18,000 Cars View Building per Day on Average (verify)
- Located in the Heart of the Irvine Business Complex
- Approximately 1/3rd Warehouse, the balance being Dropped Ceiling R&D/Manufacturing Area
- 100% Air Conditioned
- 85 Parking Spaces (2.4:1,000 Parking)
- Heavy Power: 1,600 Amp Capacity 277/480 Volt, 3 Phase, 4 Wire (verify)
- Two (2) Oversized Ground Level Loading Doors
- 18' Min. Warehouse Clearance (verify)
- Fully Sprinklered
- Large Cafeteria
- Two (2) Building Top Signs Available

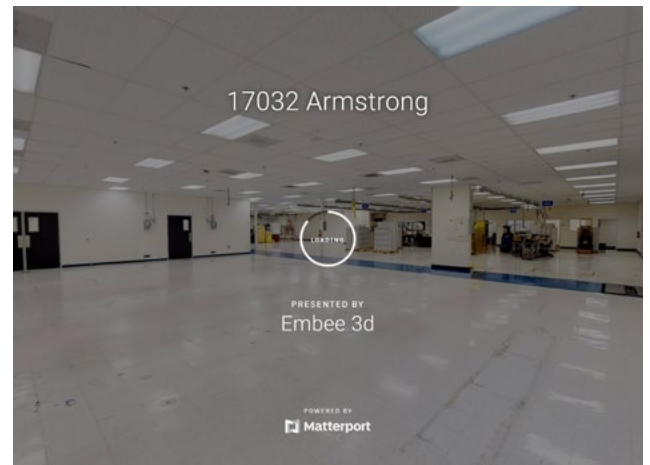
TOM WEST

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For a Thorough Virtual Tour of the Interior of the Property, Please Click on the Link Below:

<https://my.matterport.com/show/?m=11osPmgRvoq>

ALTON PARKWAY

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LEE & ASSOCIATES
 NEWPORT BEACH

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