

FOR SALE

High Image Corporate HQ/R&D Building
59,230 Sq. Ft. on 3.03 Acre Land Site



16542 Millikan Ave.
Irvine, CA

PROPERTY FEATURES

- High Image, with Extensive Two-Story Glassline
- $\pm 20,000$ SF Two-Story Corporate Office Area
- $\pm 10,000$ SF Air-Conditioned Lab Area
- $\pm 29,230$ SF Full Height Warehouse Area
- 2.2:1 Parking (Expandable)
- $\pm 22'$ Minimum Ceiling Clearance
- Fully Fire Sprinklered
- Two (2) 12'x12' GL and One (1) DH Door
- 1,600 Amps, 277/480 Volt, 3-Phase Power
- Barranca Parkway frontage and visibility
- Directly across street from The District retail project
- Flexible 5.1 IBC Zoning
- Potential re-uses of property include Multi-Family Residential, Public Storage, Retail, Hotel, and Assisted Living
- Prime IBC location with direct access to the 405, 55, 5 freeways and 261 Corridor

Exclusive Agents:

Scott Read

Newmark Knight Frank

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CA RE License #01029250

Tim Strader, Jr.

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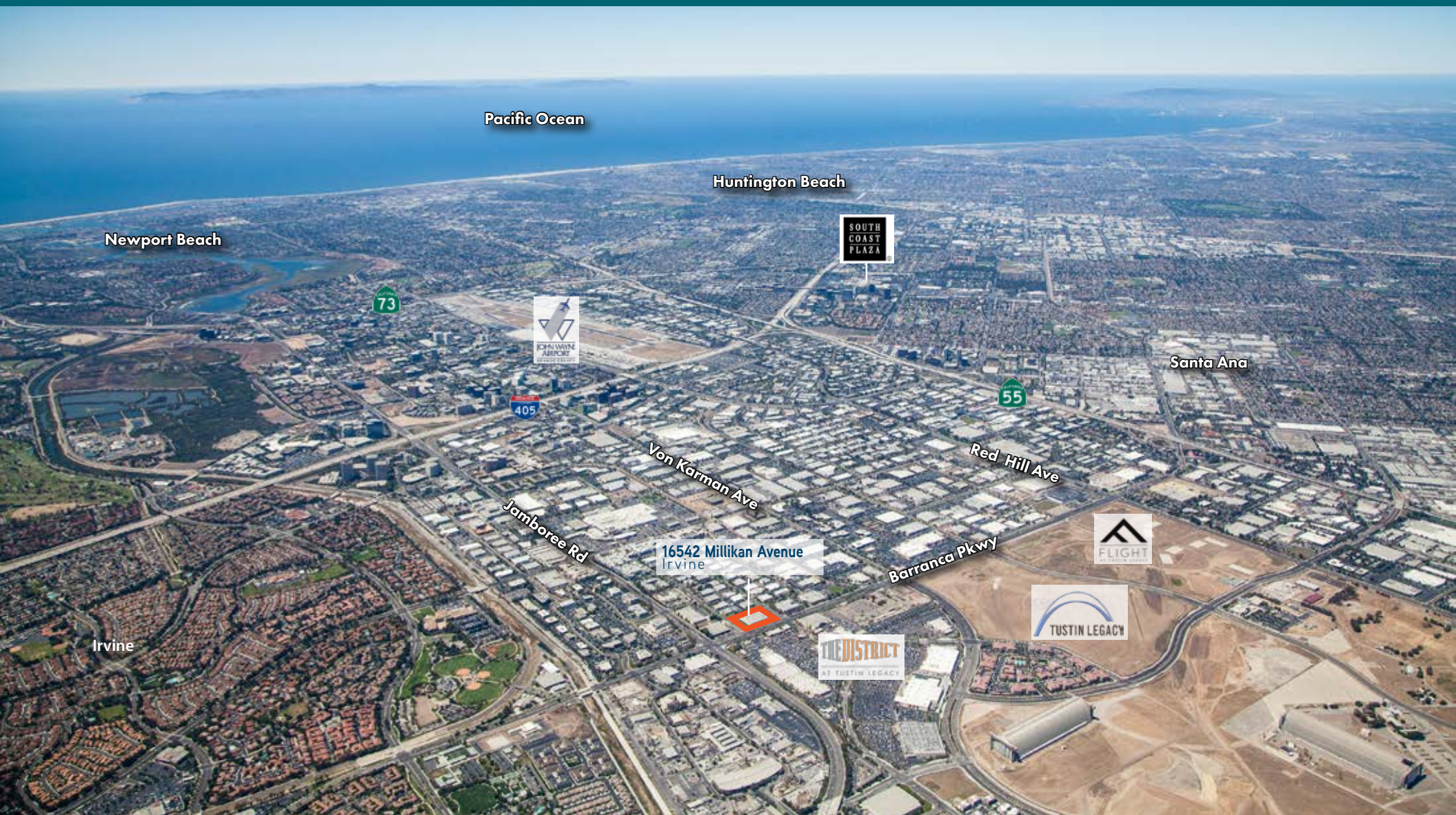
4675 MacArthur Court, Suite 1600, Newport Beach, CA 92660

Corporate CA RE License #01355491

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Local Aerial Photo



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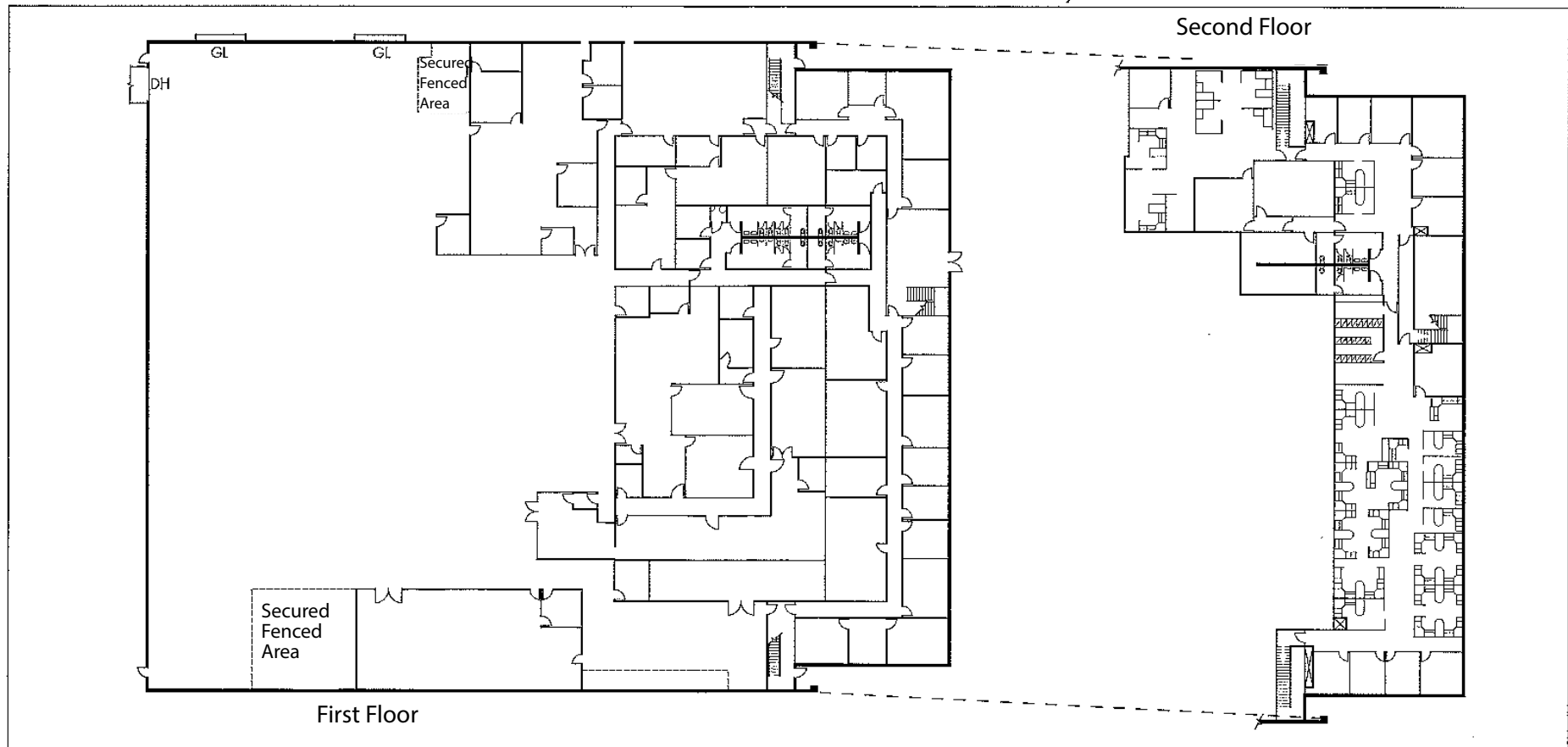
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Existing Building Floor Plans



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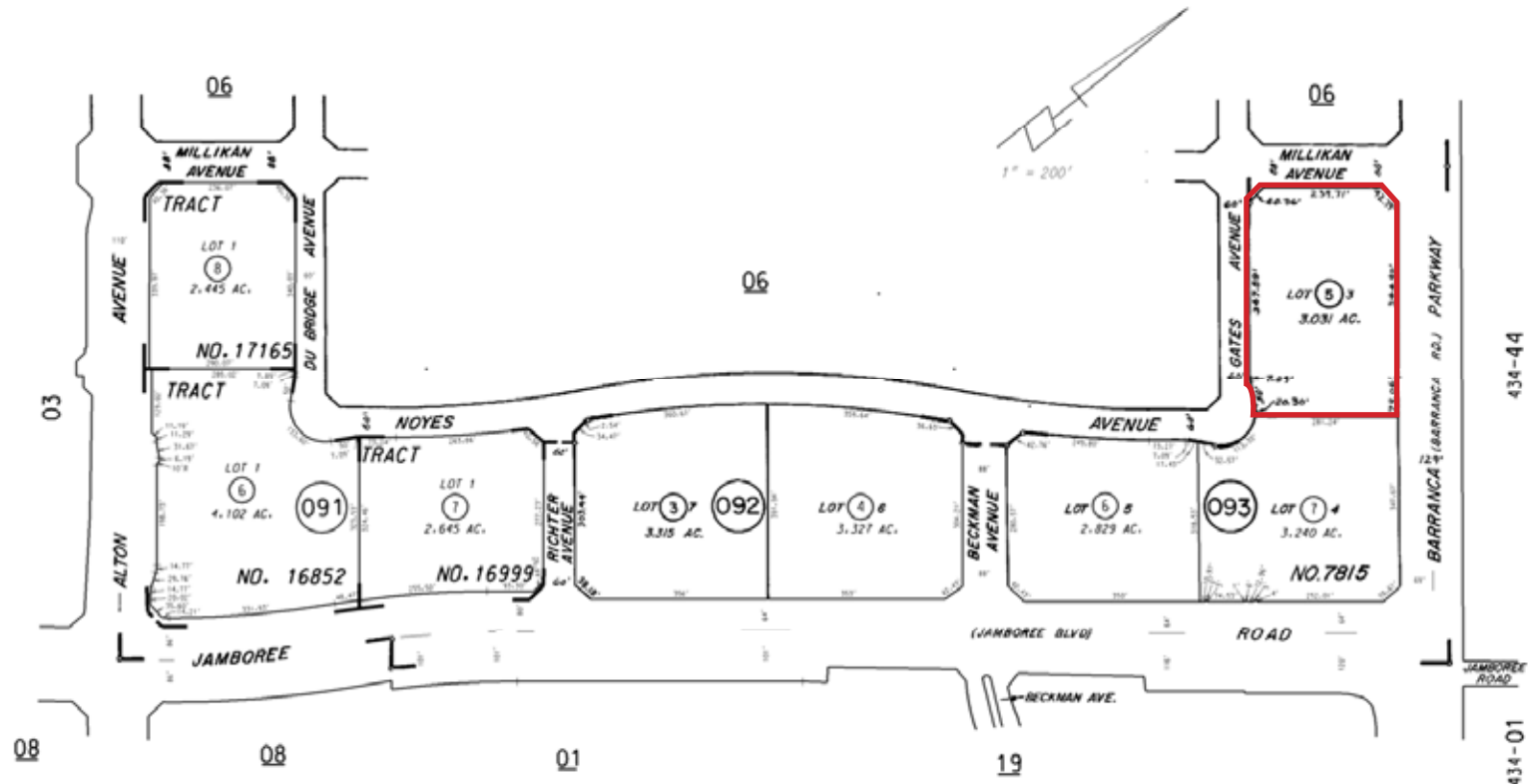
**Newmark
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Parcel Map

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435-09



MARCH 1974

TRACT NO. 7815 M.M. 334-8 to 11 incl.
TRACT NO. 16852 M.M. 899-21 to 23 incl.
TRACT NO. 16999 M.M. 906-30, 31
TRACT NO. 17165 M.M. 933-27, 28

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 435 PAGE 09 COUNTY OF ORANGE

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Aerial



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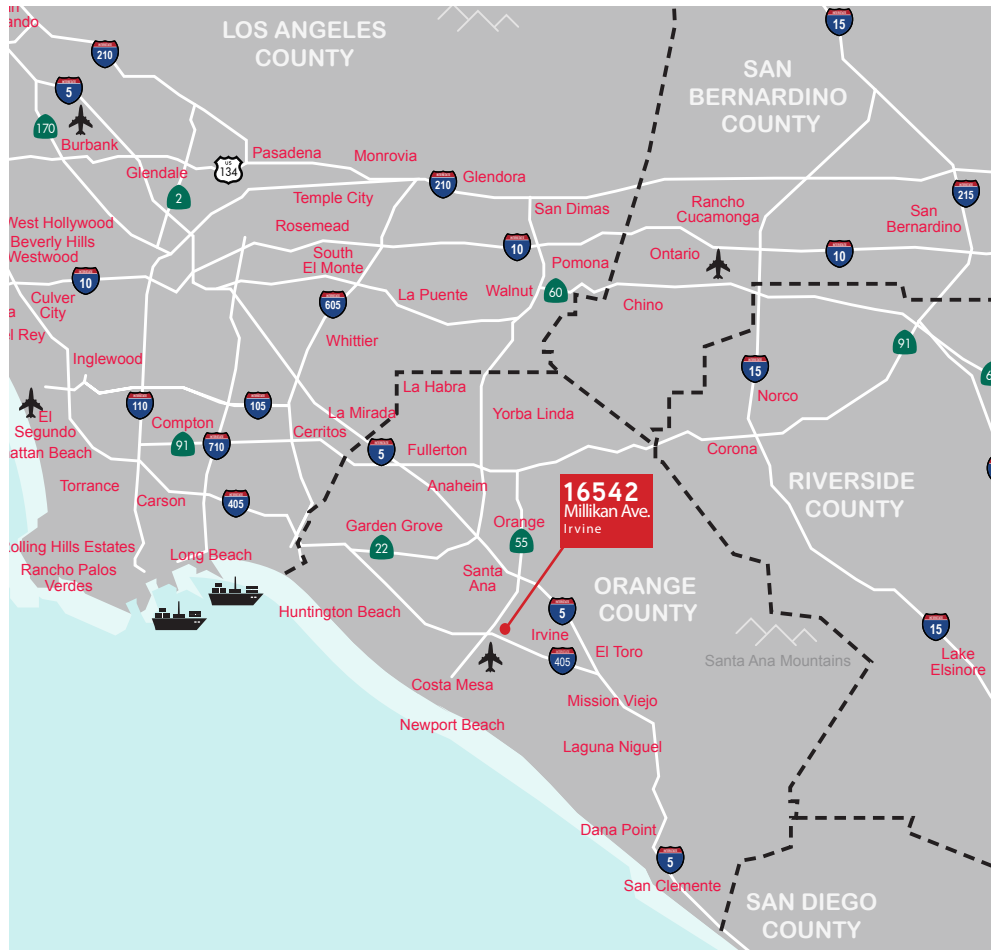
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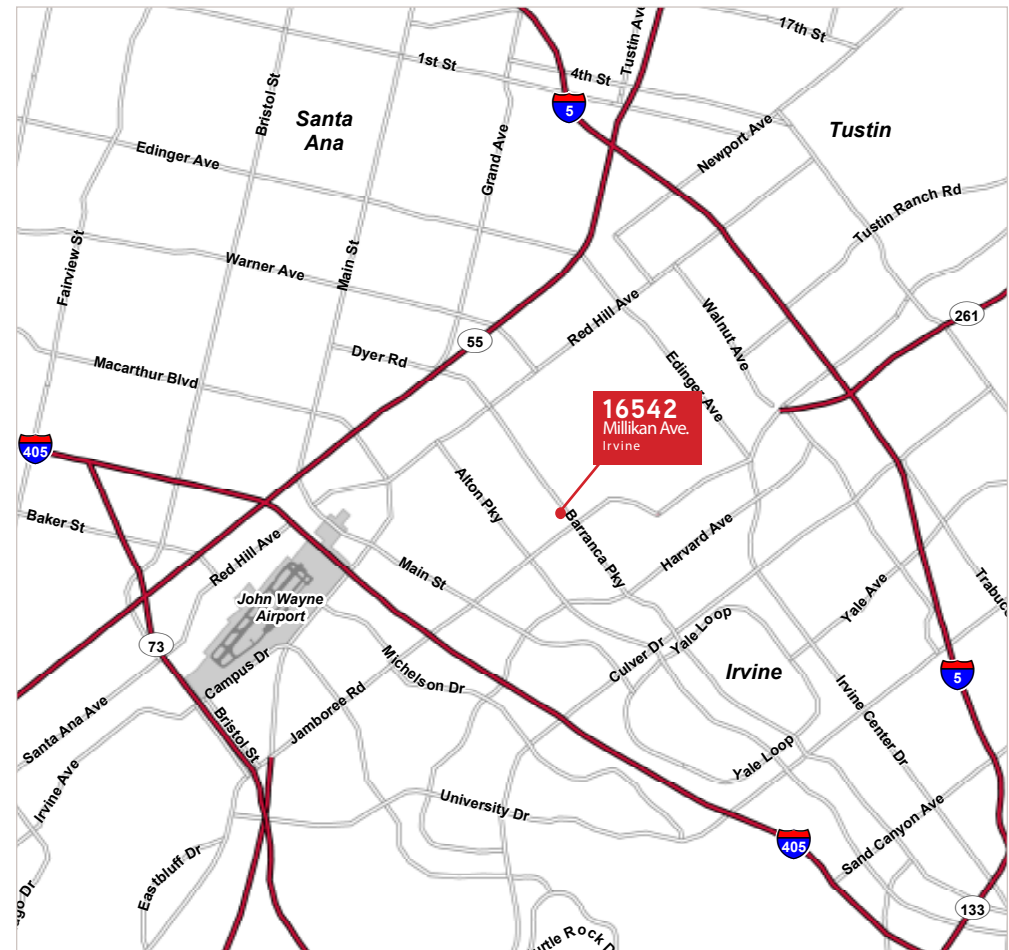


Location Maps

Regional Map



Local Map



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