

FOR LEASE - ±24,606 SF

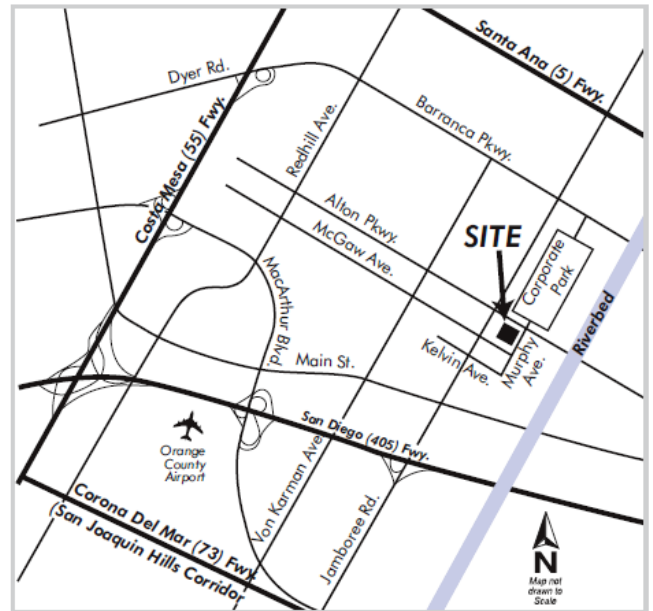
17171 MURPHY AVENUE

Irvine, California 92614



BUILDING FEATURES

- + ±24,606 SF Freestanding Industrial Building
- + ±6,222 SF of Two-Story Office
- + Four (4) Ground Level Doors
- + 15' Minimum Warehouse Clearance (higher in other areas)
- + Shop Office and Lunch Area
- + Two (2) 400 Amp, 120/208 Volt Power Panels (Verify)
- + Yard Area Possible (Subject to City Approval)
- + 53 Parking Stalls (2.15:1 Parking Ratio)
- + New Cool White Roof Installed (10/2018)
- + New HVAC for Office Area
- + Low Operating Expenses (OPEX)
- + Prime Irvine Business Complex Location



CONTACT INFORMATION

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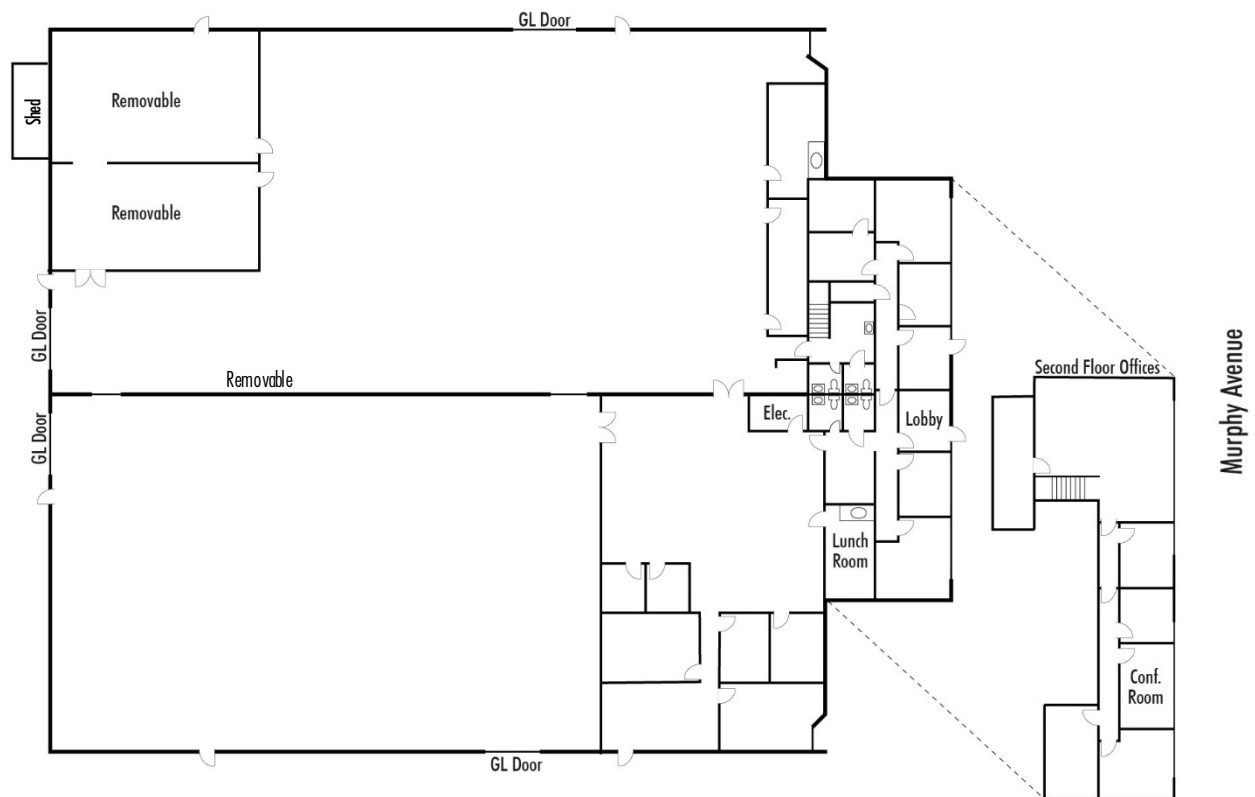
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