

# For Sale or Lease

**±16,003 SF INDUSTRIAL/FLEX BUILDING**

1641 LANGLEY AVENUE | IRVINE, CA 92614



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# Property Features

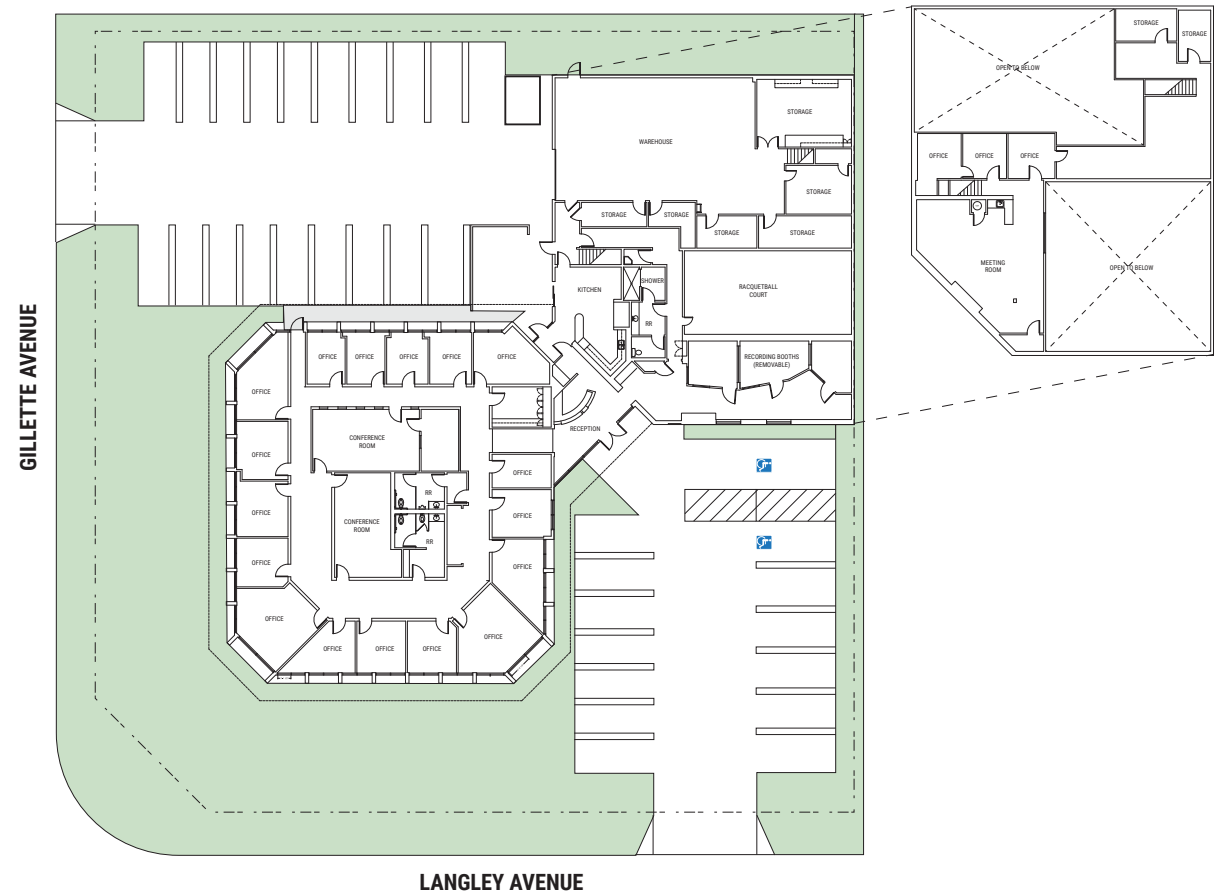
- » ±16,003 SF Flex/Industrial Building
  - » ±13,193 SF of Improved Office Space
  - » ±2,810 SF of Warehouse Space
- » Prominent Curb Appeal for Corporate Headquarters
- » Signage on the Corner of Langley and Gillette Avenue
- » Includes a Racquetball Court
- » Two (2) Entrances With Parking Available on Both Sides of the Building
- » 2:1,000 parking ratio
- » 20' Warehouse Clear Height
- » One (1) Ground Level Loading Door
- » 600 Amps of Power, 120/208, 3PH-4W (verify)
- » Backup Power Generator
- » Quick Access to the San Diego (405) and Costa Mesa (55) Freeways
- » Zoned 5.1 IBC Multi-Use





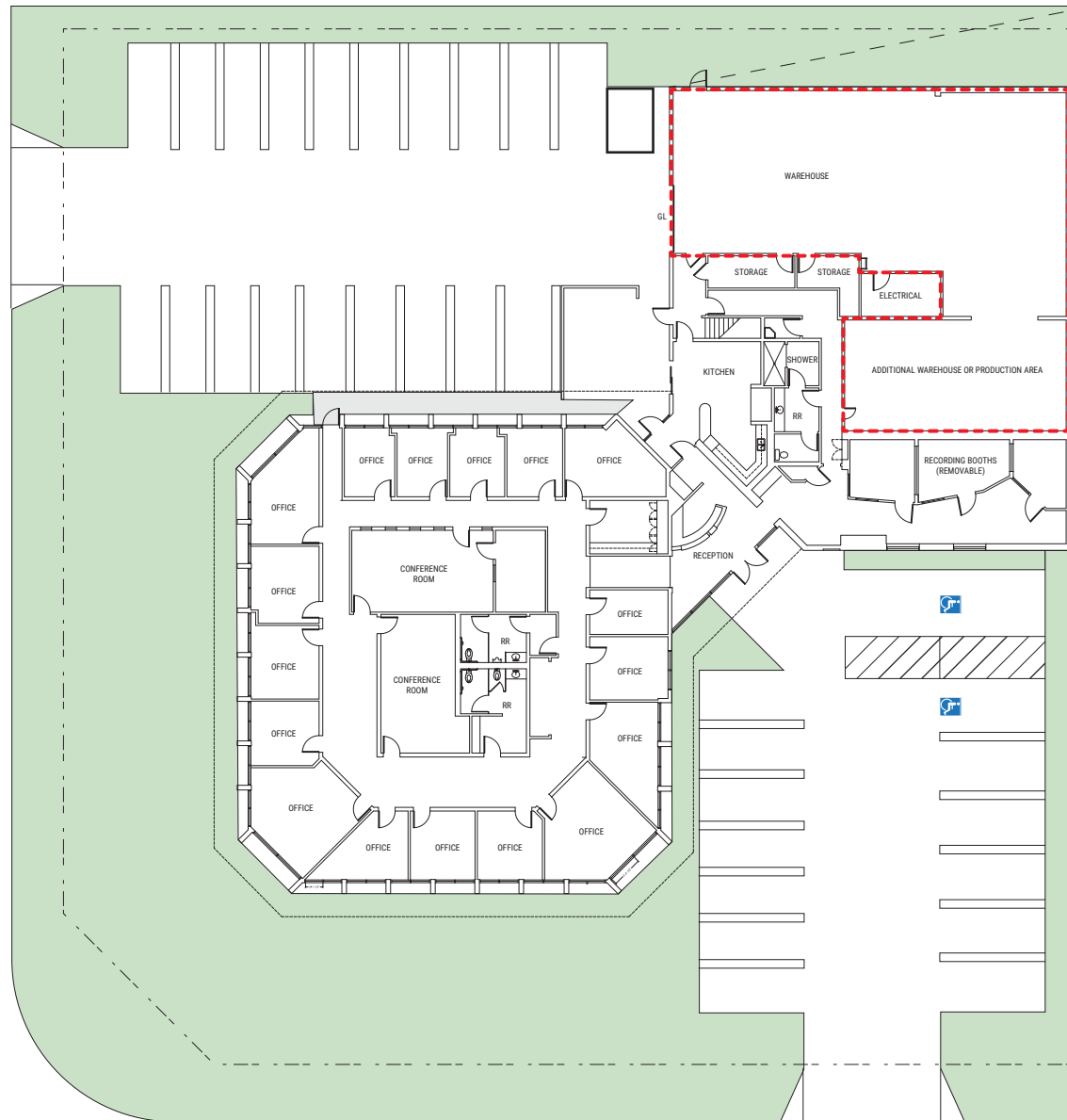


## EXISTING FLOOR PLAN

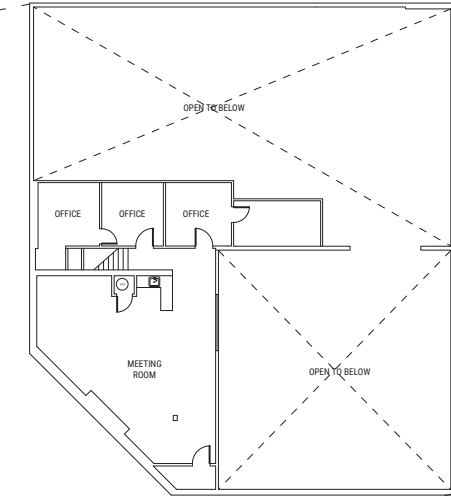


# CONCEPTUAL FLOOR PLAN #1 ±3,174 SF OF WAREHOUSE

GILLETTE AVENUE



LANGLEY AVENUE



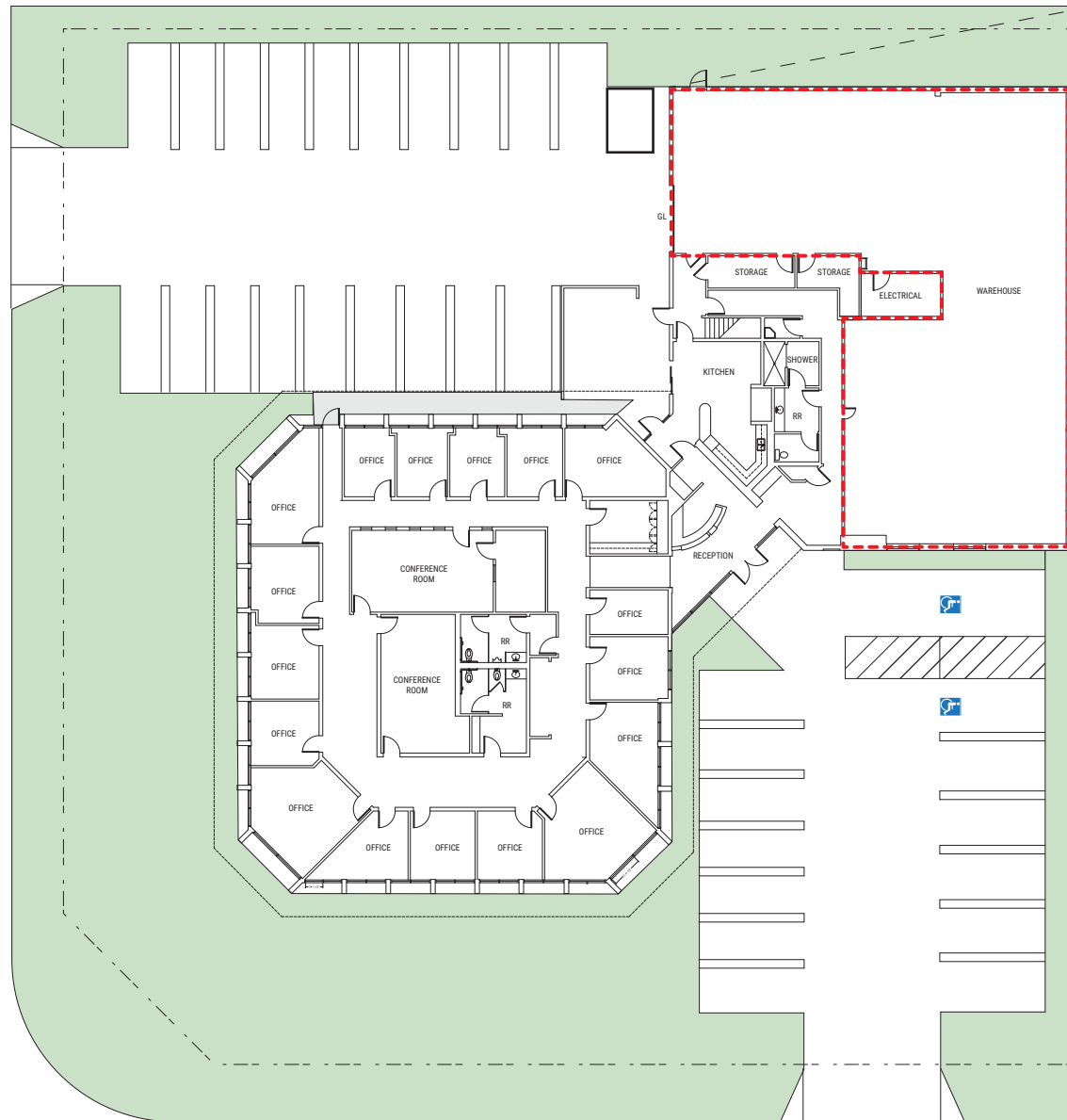
\* This plan is conceptual. Additional diligence is required to determine the feasibility and cost of the expansion

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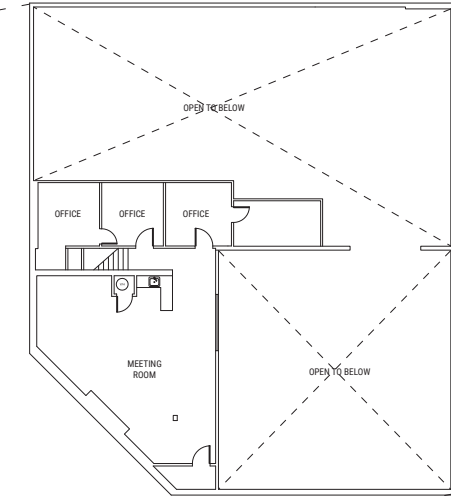
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# CONCEPTUAL FLOOR PLAN #2 ±3,981 SF OF WAREHOUSE

GILLETTE AVENUE



LANGLEY AVENUE



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## NEARBY AMENITIES

- |                                   |                                      |                                                 |
|-----------------------------------|--------------------------------------|-------------------------------------------------|
| 1. John Wayne / Santa Ana Airport | 7. The District at the Tustin Legacy | 11. Boomers Irvine                              |
| 2. South Coast Plaza              | 8. Flight at the Tustin Legacy       | 12. Park Place                                  |
| 3. Metro Pointe @ South Coast     | 9. University of California, Irvine  | 13. Walmart                                     |
| 4. The Lab                        | 10. Segerstrom Center for the Arts   | 14. MacArthur Plaza                             |
| 5. The Camp                       |                                      | 15. IRWD San Joaquin Marsh & Wildlife Sanctuary |
| 6. Diamond Jamobree               |                                      |                                                 |





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