

Available SF 5,850 SF

Industrial For Lease

Building Size 12,000 SF



**Address:** 1741 Reynolds Ave, Irvine, CA 92614  
**Cross Streets:** Red Hill Ave/MacArther Blvd

Excellent Freeway/Airport Accessible Space  
Great Storage Location With Large GL Door  
Parking Spaces Included

<b>Lease Rate/Mo:</b>	\$9,652	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	0	SF
<b>Lease Rate/SF:</b>	\$1.65	<b>Clear Height:</b>	18'	<b>Restrooms:</b>	0	
<b>Lease Type:</b>	Gross / Op. Ex.	<b>GL Doors/Dim:</b>	1 / 12x12	<b>Office HVAC:</b>	None	
<b>Available SF:</b>	5,850 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>		
<b>Minimum SF:</b>	5,850 SF	<b>A: 400 V: 120-208 O: TBD W: TBD</b>		<b>Include In Available:</b>		
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>		
<b>Term:</b>	acceptable to owner	<b>Const Status/Year Bt:</b>	Existing / 1980	<b>Include In Available:</b>		
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	02/01/21	
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	0 / Ratio: 0.00:1,000	<b>Vacant:</b>	No	
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call Broker	
<b>Yard:</b>	Possible	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	OIC Airport Area	
<b>Zoning:</b>				<b>APN#:</b>	430-103-05	
<b>Listing Company:</b>	Lee & Associates-Industry, Inc.	<b>Listing Date:</b>	AIR CRE Use Only	<b>FTCF:</b>	CB000N000S000 /AOAA	
<b>Agents:</b>	John Espinosa 562.568.2034					
<b>Listing #:</b>	AIR CRE Use Only					
<b>Notes:</b>	Great overflow storage space.					