

±32,500 - 41,905 SF INDUSTRIAL AVAILABLE FOR LEASE
PROMINENT CORPORATE HEADQUARTERS LOCATION
IN THE HEART OF IRVINE SPECTRUM



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**ORANGE
COUNTY
INDUSTRIAL**



170
TECHNOLOGY DR

IRVINE, CALIFORNIA

PROPERTY FEATURES

- ± 41,905 SF Freestanding Industrial Building.
- **±32,500 - 41,905 SF Available. Entire Building Available or Can be Leased Without 2nd Story Office**
- ±18,000 SF of Office Space (± 9,500 SF 1st Story, ± 8,500 SF 2nd Story)
- Two (2) Dock High Loading Doors
- Two (2) Ground Level Loading Doors
- 24' Warehouse Clearance
- 2.7:1,000 SF Parking Ratio
- 1,600 Amps
- .45 GPM/3,036 SF Sprinkler Calcs
- Large Private Yard With Drive Around Access
- A+ Irvine Spectrum Location
- 1 Mile for the Irvine Spectrum Shopping Center Featuring World Class Shopping & Dining

FOR MORE INFORMATION, CONTACT:

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