

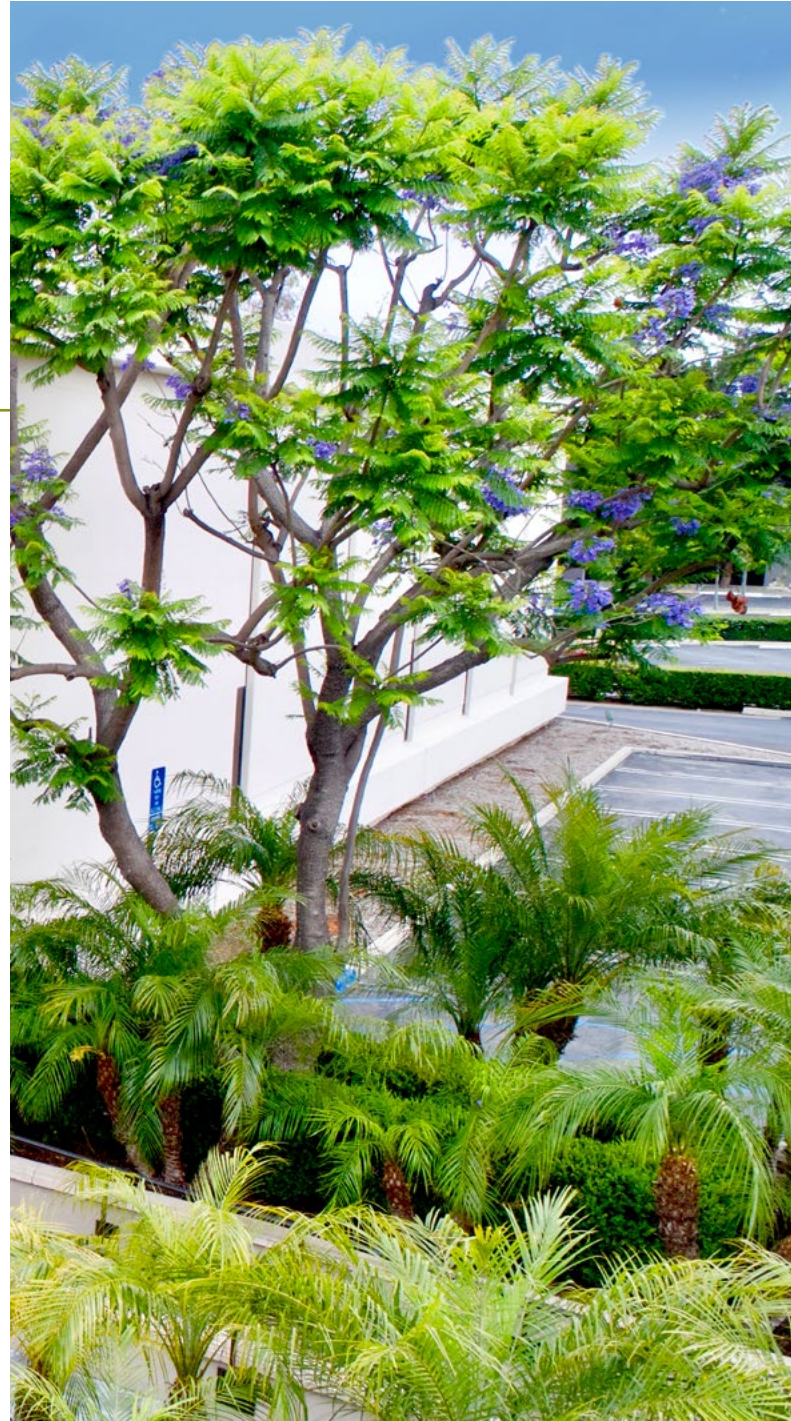


EXCLUSIVELY LISTED **FOR LEASE** BY LEE & ASSOCIATES - NEWPORT BEACH

±35,023 R&D / MANUFACTURING FACILITY

AIRPORT AREA

Orange County's Airport Area is an invigorating mix of office, industrial and retail businesses that surround John Wayne Airport and form one of Orange County's most recognized business district. It's central location makes commuting easy with effortless access to the 5, 55 and 405 Freeways, as well as the 73, 241 and 261 Toll Roads. For business travelers, flights to out-of-town meetings are never more than a few minutes away.





For a Thorough Virtual Tour of the Interior of the Property, Please Click on the Link Below:

<https://my.matterport.com/show/?m=11osPmgRvoq>

BUILDING FEATURES

- Freestanding Building
- High Identity, Rare Corner Location
- High Traffic Count: $\pm 18,000$ Cars View Building per Day on Average (verify)
- Located in the Heart of the Irvine Business Complex
- 80% Improved, Dropped Ceiling Manufacturing/R&D Area
- 100% Air Conditioned
- 85 Parking Spaces (2.4:1,000 Parking)
- Heavy Power: 1,600 Amp Capacity 277/480 Volt, 3 Phase, 4 Wire (verify)
- Two (2) Oversized Ground Level Loading Doors
- 18' Min. Warehouse Clearance (verify)
- Fully Sprinklered
- Large Cafeteria
- Two (2) Building Top Signs Available

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



**±35,023 SF
R&D / MANUFACTURING
BUILDING**

17032 ARMSTRONG AVENUE
IRVINE, CALIFORNIA





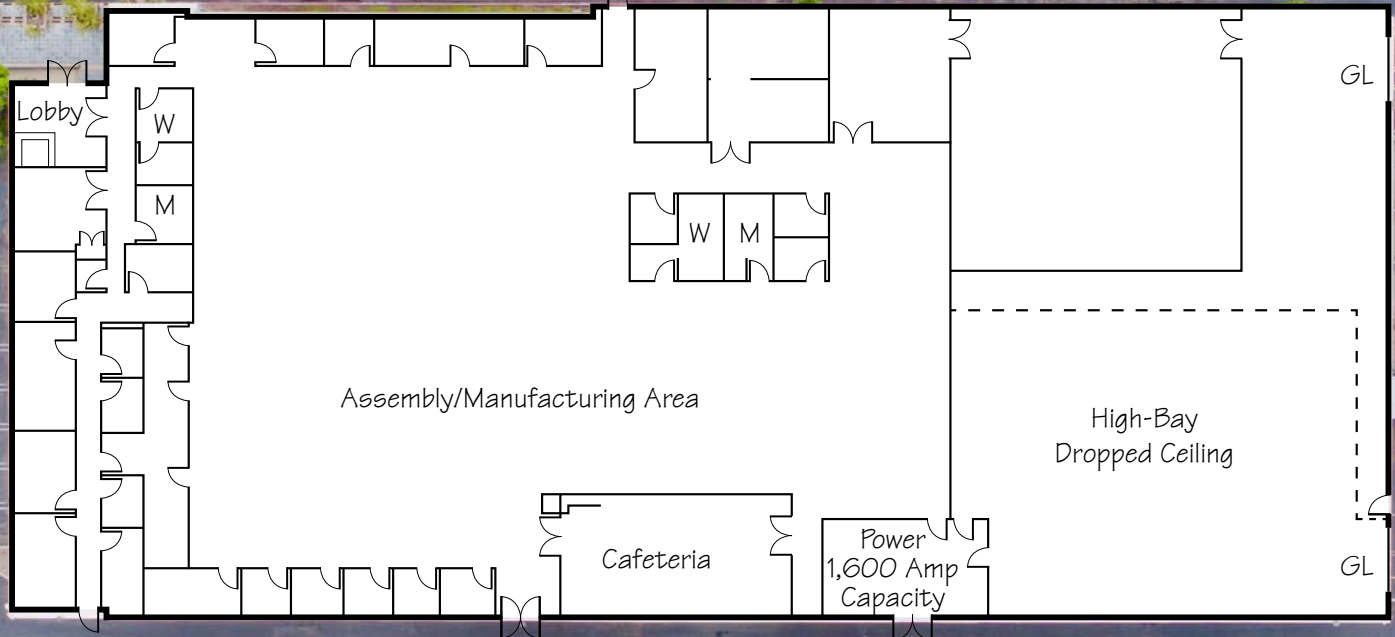
**±35,023 SF
R&D / MANUFACTURING
BUILDING**

17032 ARMSTRONG AVENUE
IRVINE, CALIFORNIA



ALTON PARKWAY

ARMSTRONG AVENUE





Alton Parkway

Armstrong Avenue





17032
ARMSTRONG AVENUE
IRVINE, CALIFORNIA

TOM WEST
SVP/Principal
T: 949.724.4749
C: 949.697.3303
E: twest@lee-associates.com
DRE #: 01097727

 **LEE &
ASSOCIATES**
NEWPORT BEACH



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