



CREATIVE OFFICE +
WAREHOUSE + MANUFACTURING

±42,027 SF
FOR LEASE



16912 VON KARMAN AVENUE

IRVINE, CA 92606

www.16912vonkarman.com

Jones Lang LaSalle Brokerage, Inc. RE License #01856260

PROPERTY OVERVIEW

CREATIVE OFFICE +
WAREHOUSE + MANUFACTURING
±42,027 SF
FOR LEASE




 **±42,027 SF** total building area


 **±11,627 SF** high-image creative office area

 **±30,400 SF** whse/production area

 **Dual office** & warehouse restrooms & break areas


 **22'** minimum warehouse clear height


 **2** dock-high doors
2 grade level doors

 **2,000 amps 277/480V** power

 **5.1 IBC** multi-use zoning

 **Fire** sprinkler system

 **1:1,000** parking ratio

 **New LED** efficient lighting throughout

 **Immediate access to 405, 55, 5 Freeways**

LOCAL AMENITIES



CORPORATE NEIGHBORS



LOCATION OVERVIEW

30 Miles

20 Miles

10 Miles

Ports of Los Angeles

Ports of Long Beach

1.18 miles ▶ 405 Freeway

1.35 miles ▶ 55 Freeway

2.90 miles ▶ 5 Freeway

1.55 miles ▶ John Wayne Airport

22.0 miles ▶ LAX Port of LA/LB

37.0 miles ▶ LAX

Brea

Fullerton

Placentia

Cerritos

Anaheim

Stanton

Orange

Garden Grove

Santa Ana

Fountain Valley

Costa Mesa

John Wayne Airport

Lake Forest

Aliso Viejo

Long Beach

16912
**VON KARMAN
AVENUE**

Ports of Long Beach

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1.55 miles	▶ John Wayne Airport
22.0 miles	▶ LAX Port of LA/LB
37.0 miles	▶ LAX



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