

18 THOMAS IRVINE, CA 92618

PRIME CORNER INDUSTRIAL UNIT

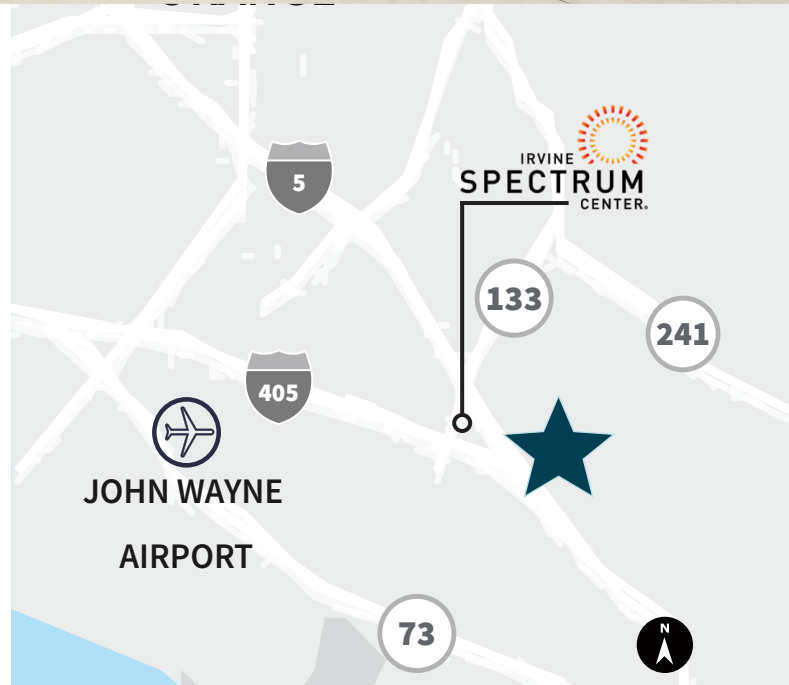
±6,753 SF

FOR LEASE



PROPERTY FEATURES

- ▶ ±6,753 SF prime corner industrial unit
- ▶ 24' clear height
- ▶ One (1) grade level door
- ▶ 200 amps, 120/208v, 3-phase power
- ▶ Fire sprinkler system (.37 GPM)
- ▶ 2.38:1,000 parking ratio (16 spaces)
- ▶ Building top signage
- ▶ Renovated in 2020 with the following improvements: HVAC System, restrooms, roof membrane, building façade, and window systems
- ▶ Close access to the 5, 405 & 133 freeways



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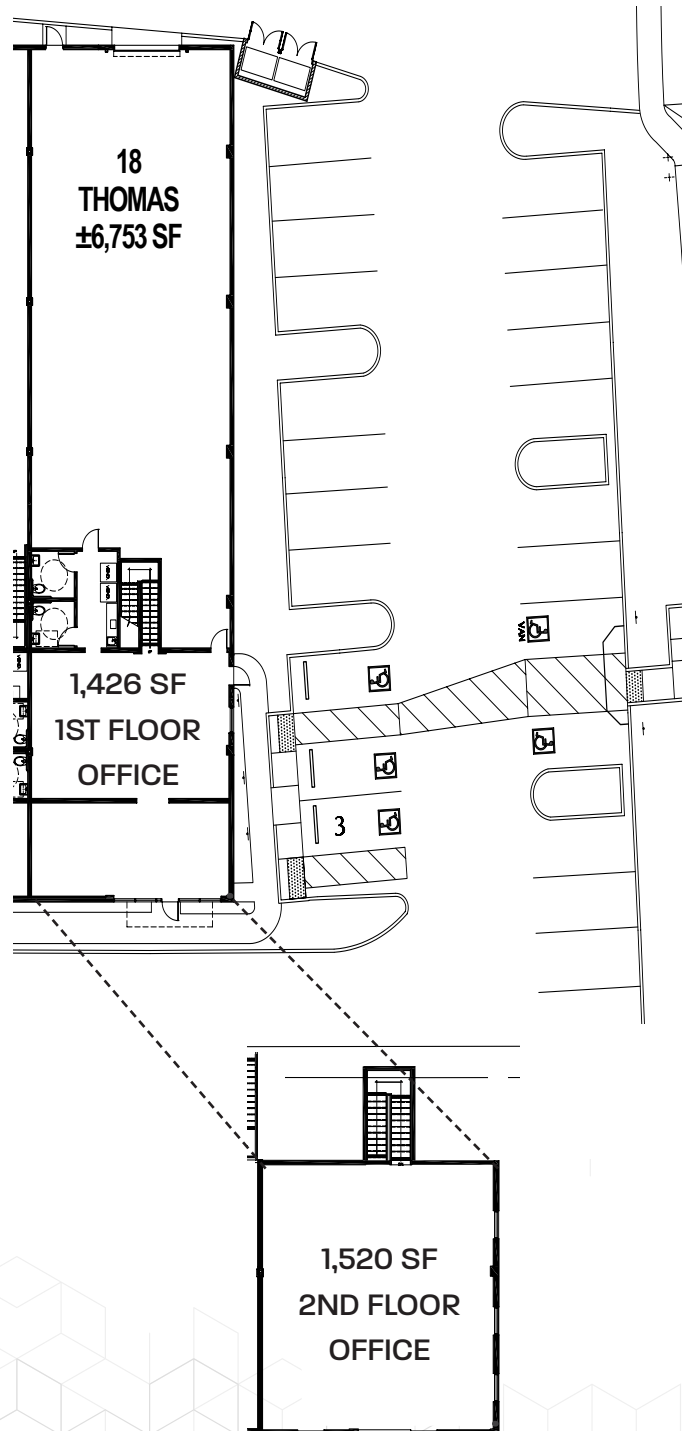
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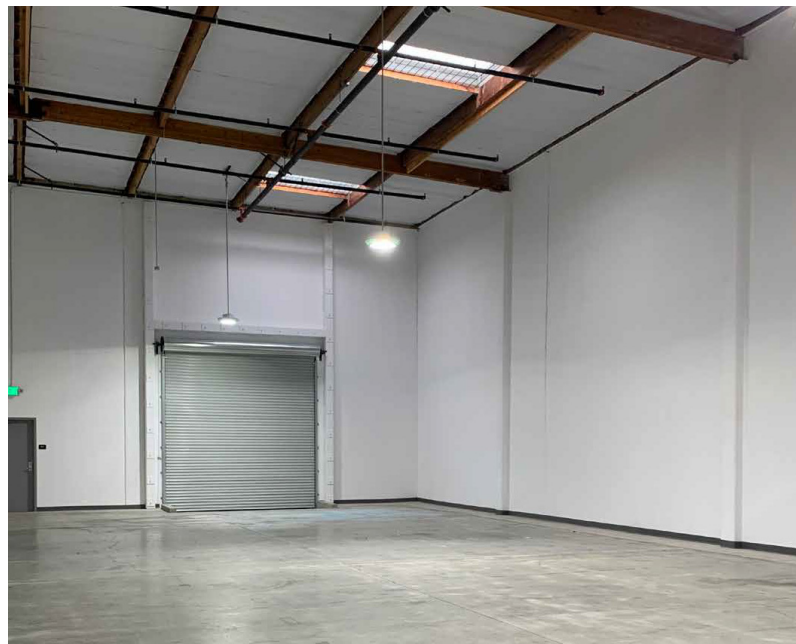
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