



Industrial / R&D Unit

16782 VON KARMAN #16, IRVINE, CA

±7,456 SF
FOR SALE



PROPERTY OVERVIEW

An exceptional owner-user purchase opportunity located in the heart of the Irvine Airport Area. This versatile property is ideally configured for corporate headquarters, light manufacturing, laboratory, R&D, and light distribution operations. It features ample 225 amps, 480-volt power capacity and a warehouse with a full 24-foot clear height, offering maximum potential for vertical storage.



±7,456 SF
industrial / R&D
unit



±3,152 SF
of office / R&D
area



4,304 SF
of warehouse with
ground level door



24'
clear height



225 AMP, 277/480v
electrical service



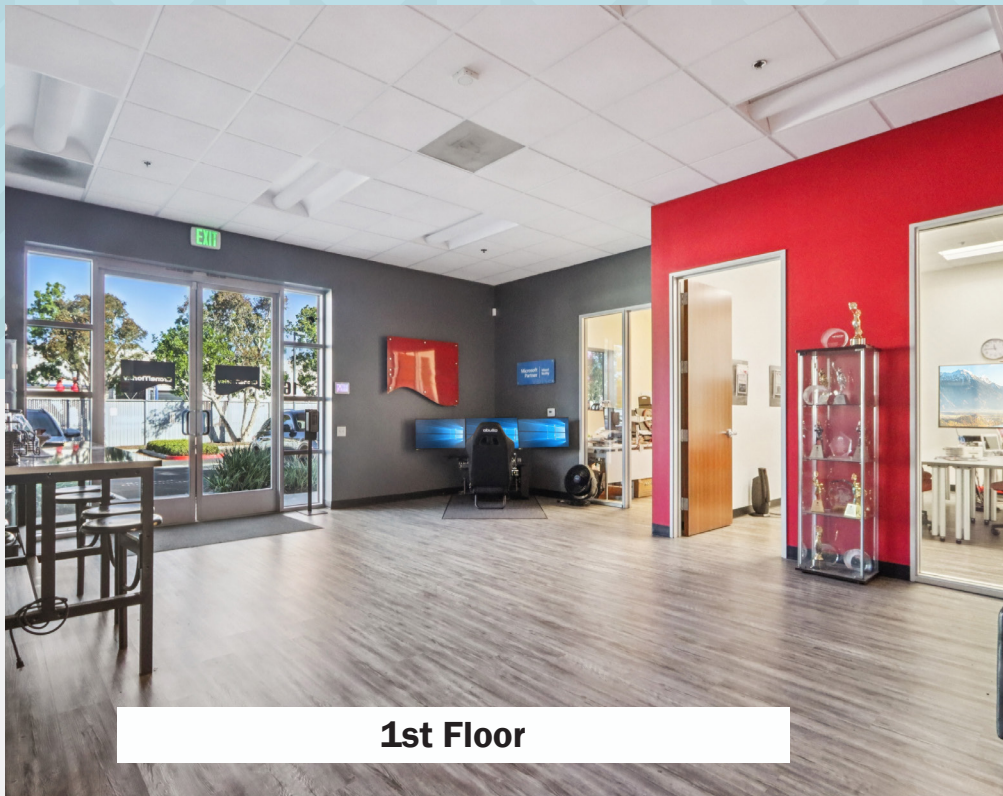
2:1,000
parking ratio includes
reserved parking
stalls



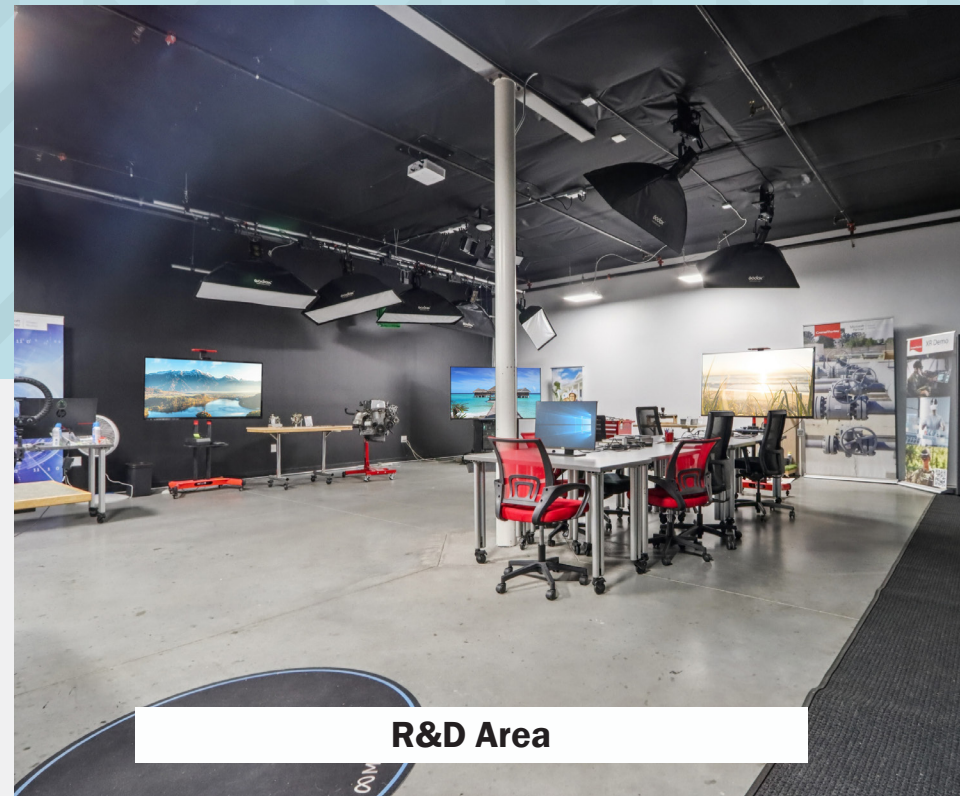
Close proximity
to **I-5, 405 and
55**
freeways



**Building Top
Signage**
available



1st Floor



R&D Area



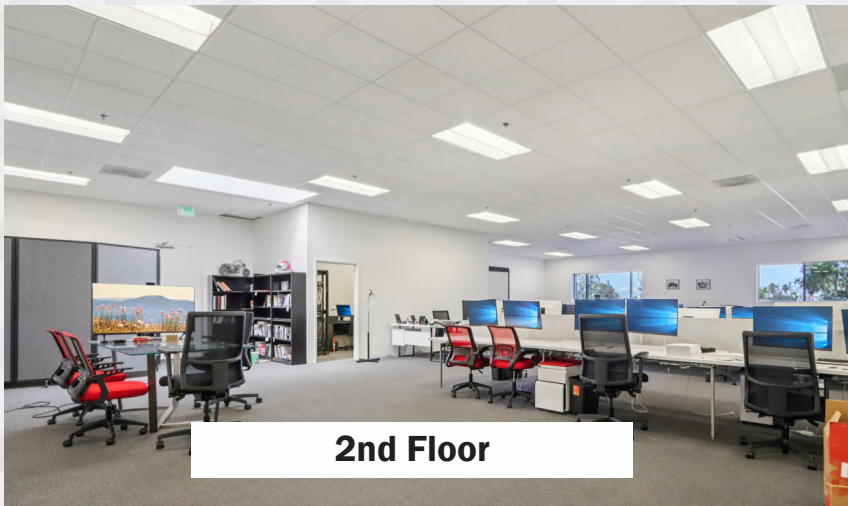
Warehouse



Project Exterior



Warehouse



2nd Floor



Ground Level Loading Door

FLOOR PLAN



* All building, site and parking areas are approximate and to be verified.

LOCATION HIGHLIGHTS

**16782 VON
KARMAN #16,
IRVINE**

Port of Los Angeles

Port of Long Beach

**John
Wayne
Airport**

- 2.5 miles** ▶ 5 Freeway
- 2.5 miles** ▶ 405 Freeway
- 1.4 miles** ▶ John Wayne Airport
- 22.9 miles** ▶ Long Beach Airport (LGB)
- 13.5 miles** ▶ Anaheim Convention Center
- 5.2 mile** ▶ Irvine Spectrum Center

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