

**4 GOODYEAR
IRVINE, CA 92618**



**±94,195 SF
AVAILABLE FOR SUBLEASE
CLASS "A" INDUSTRIAL BUILDING**

BUILDING HIGHLIGHTS



±94,195 SF available



Build-to-suit office improvements



36' minimum clear height



±4.94 acre site



56' x 60'/70' column spacing



95 parking spaces



8" ductile concrete slab



3 dock high loading doors (expandable to 9 DH) & 2 ground level loading doors



LED lighting



3,000 AMPS (277/480V) power panel



ESFR Fire Sprinkler System



±139' 8" concrete secured truck court



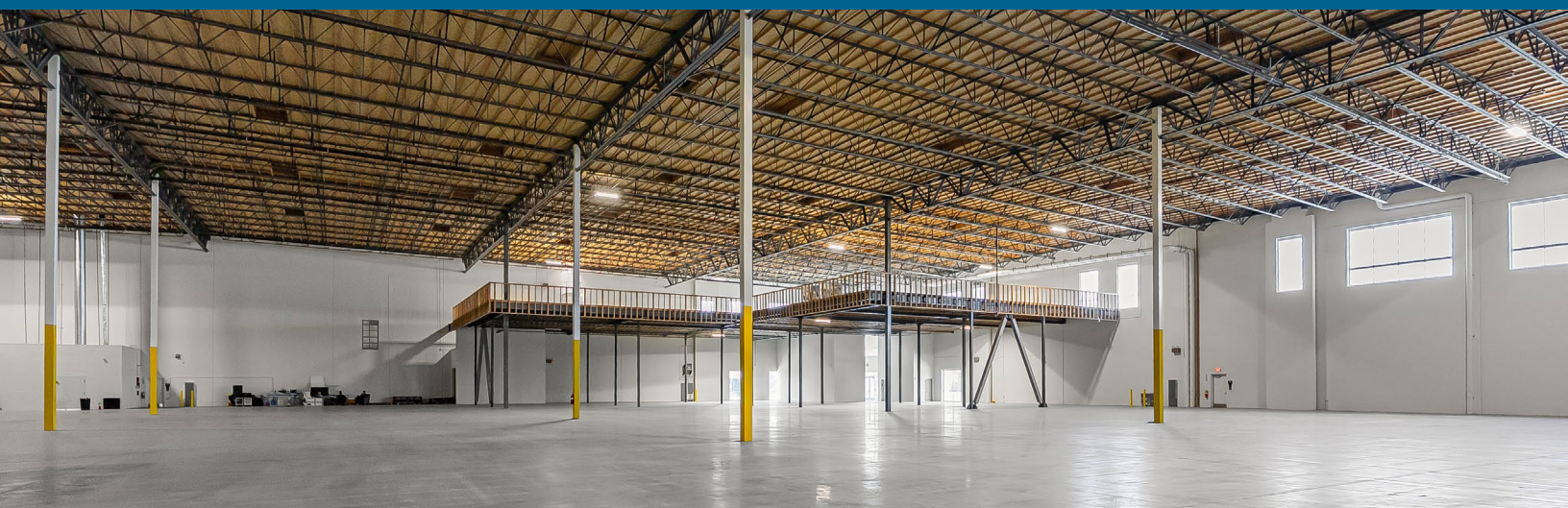
3 overhead door positions are equipped with 35,000 lb mechanical levelers with power, bumpers and dock seals



LOCATION



INTERIOR





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