

16750 HALE AVENUE, UNIT B
IRVINE, CA



FOR SUBLEASE ±4,055
Industrial space with excellent street frontage

Strategic Irvine Location

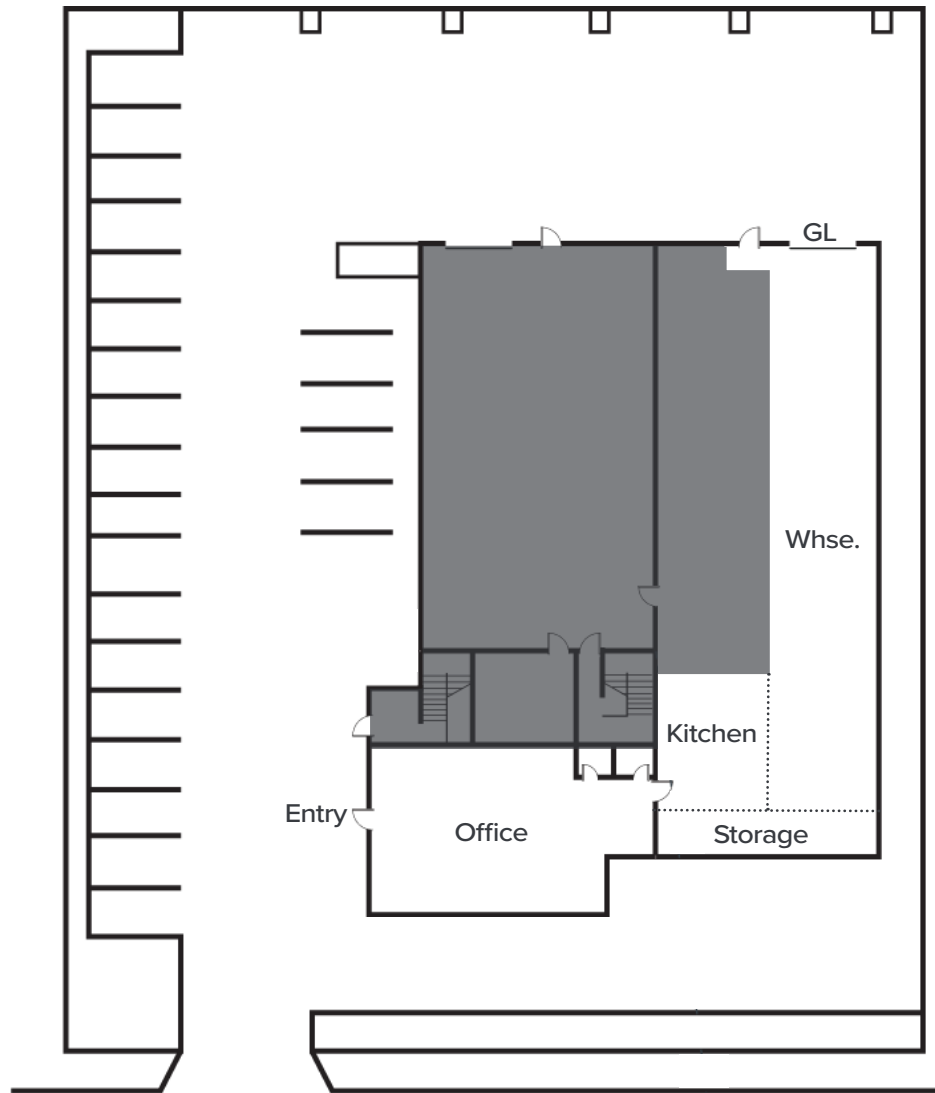


PROPERTY HIGHLIGHTS

Turnkey Industrial Space in High-Demand Orange County Market

This well-appointed industrial unit offers an exceptional opportunity in the heart of Irvine. The unit combines functional design with strategic positioning, featuring excellent access to the 5, 405 and 55 freeways for seamless industrial operations. With ample parking and flexible warehouse configuration, this turnkey facility provides the operational foundation your business needs.

SITE PLAN



■ Not a Part



Available space
±4,055 SF



Office area
±2,016 SF



Parking spaces
8 (2:1,000)



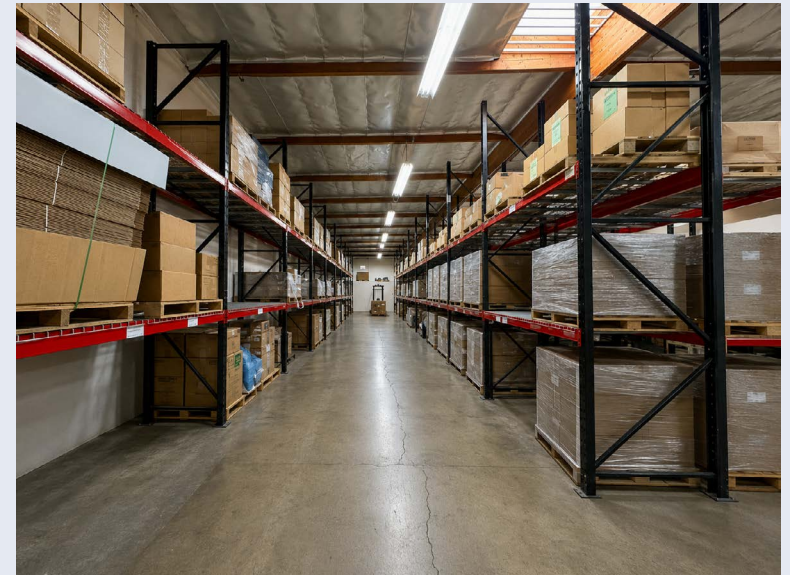
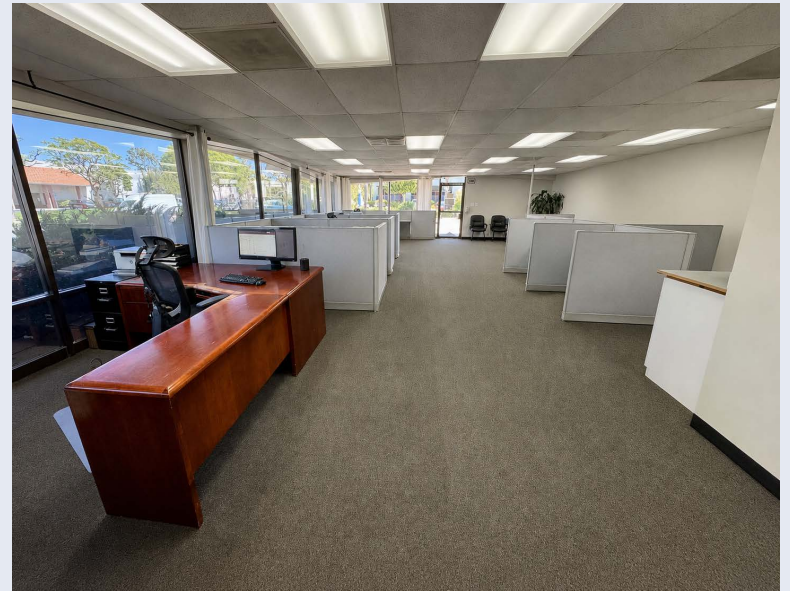
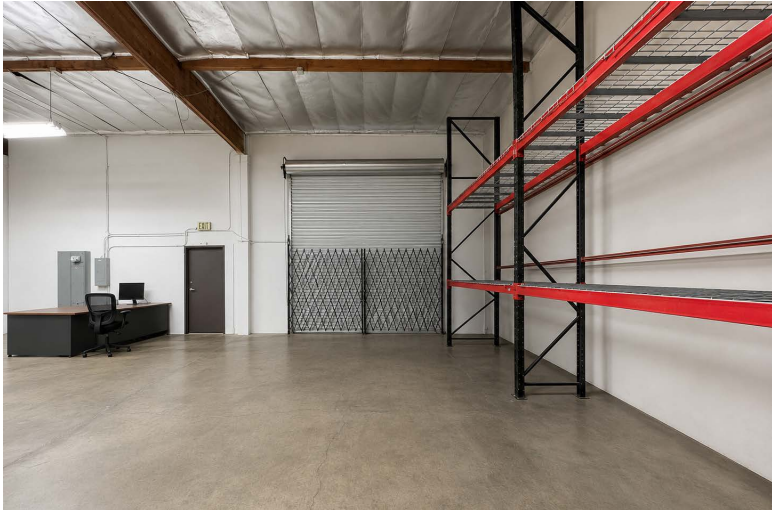
Loading doors
1 GL

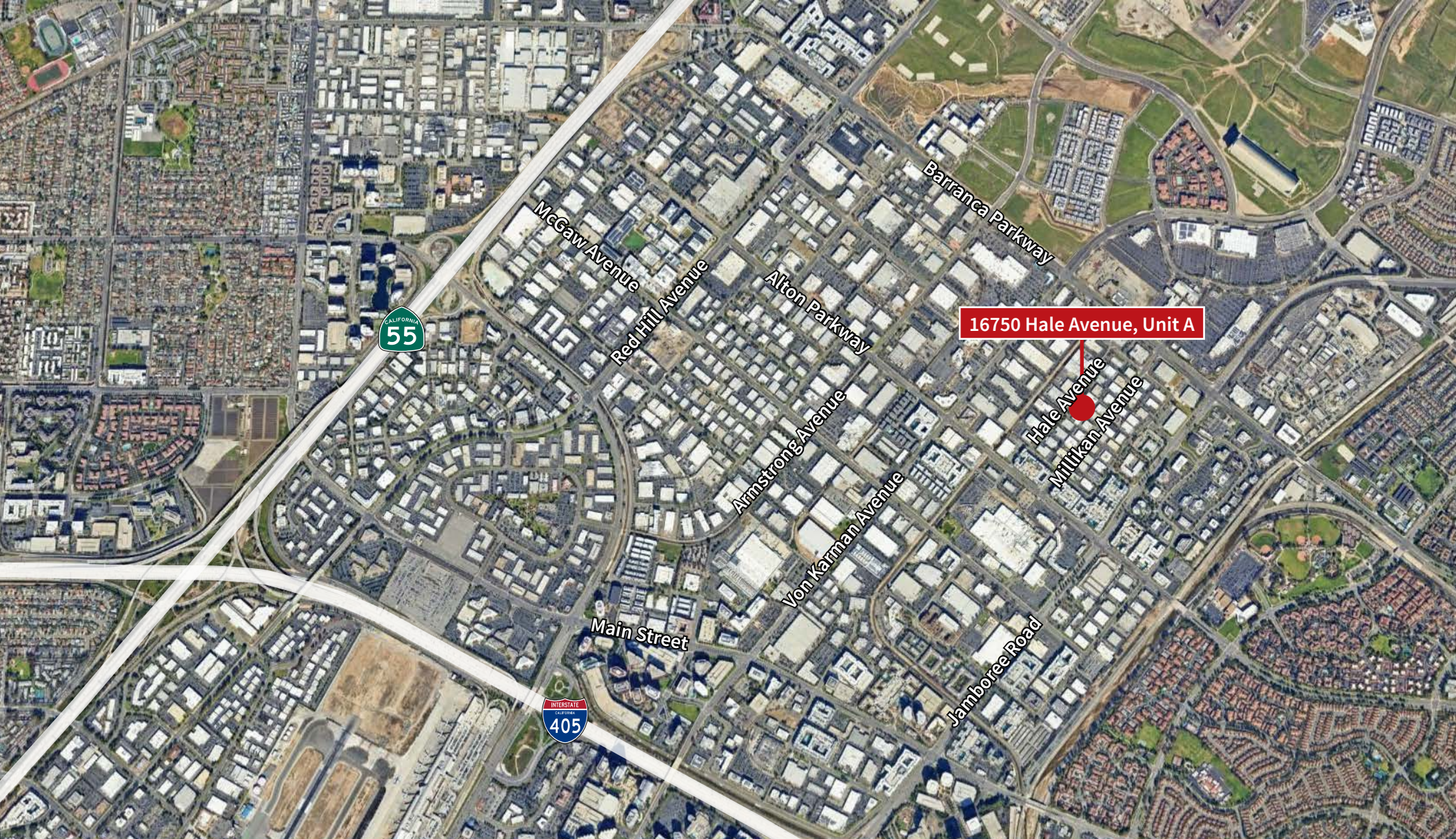


Warehouse
clearance
±18'

- Part of a larger ±11,890 s.f. building
- Separate entry
- Natural lighting/windows throughout
- Street frontage on Hale Avenue
- Open office layout - single-story offices
- Racking available
- Additional street parking available
- Retail amenities nearby
- Sublease through 9/30/2028

PROPERTY PHOTOS





Wade Tift

+1 949 636 9711

wade.tift@jll.com

LIC# 01743731

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