



32 TESLA

IRVINE, CA 92618

±16,897 SF INDUSTRIAL/SHOWROOM

Xavier Nolasco

xavier.nolasco@jll.com

+1 949 296 3622

License #01911749

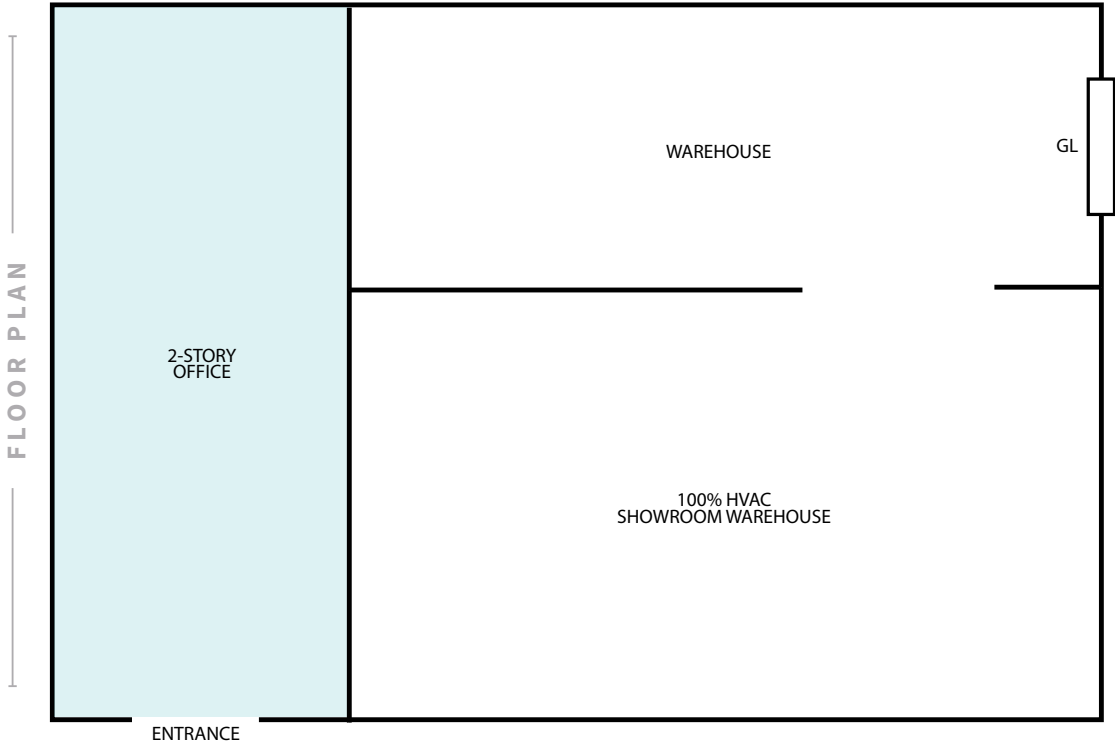
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32 TESLA, IRVINE

32 Tesla is an industrial/flex property located in Irvine's Spectrum area, offering approximately 16,897 square feet of rentable space. The building includes a dramatic entry and luxurious, creative office space alongside a high-clearance, temperature-controlled showroom that can be converted into warehouse or manufacturing use. The remaining warehouse space offers potential dock-high loading capability, adding flexibility for a range of industrial or distribution uses. The property was originally developed as a build-to-suit project for B+C Custom Hardware, a high-end kitchen and bath showroom that previously operated at the site. This history gives the building a hybrid showroom-industrial character that suits tenants needing both presentable customer-facing space and functional warehouse capacity.



HIGHLIGHTS



±16,897 SF

BUILDING

±2,888 SF

OFFICE SF

±2,888 SF

MEZZANINE

24'

CLEAR HEIGHT

3.14/1,000 SF

PARKING RATIO

1 GL

LOADING DOOR

±600 AMPS

POWER

BUILDING TOP
SIGNAGE

MAJOR STREET
VISIBILITY
IRVINE CTR DR

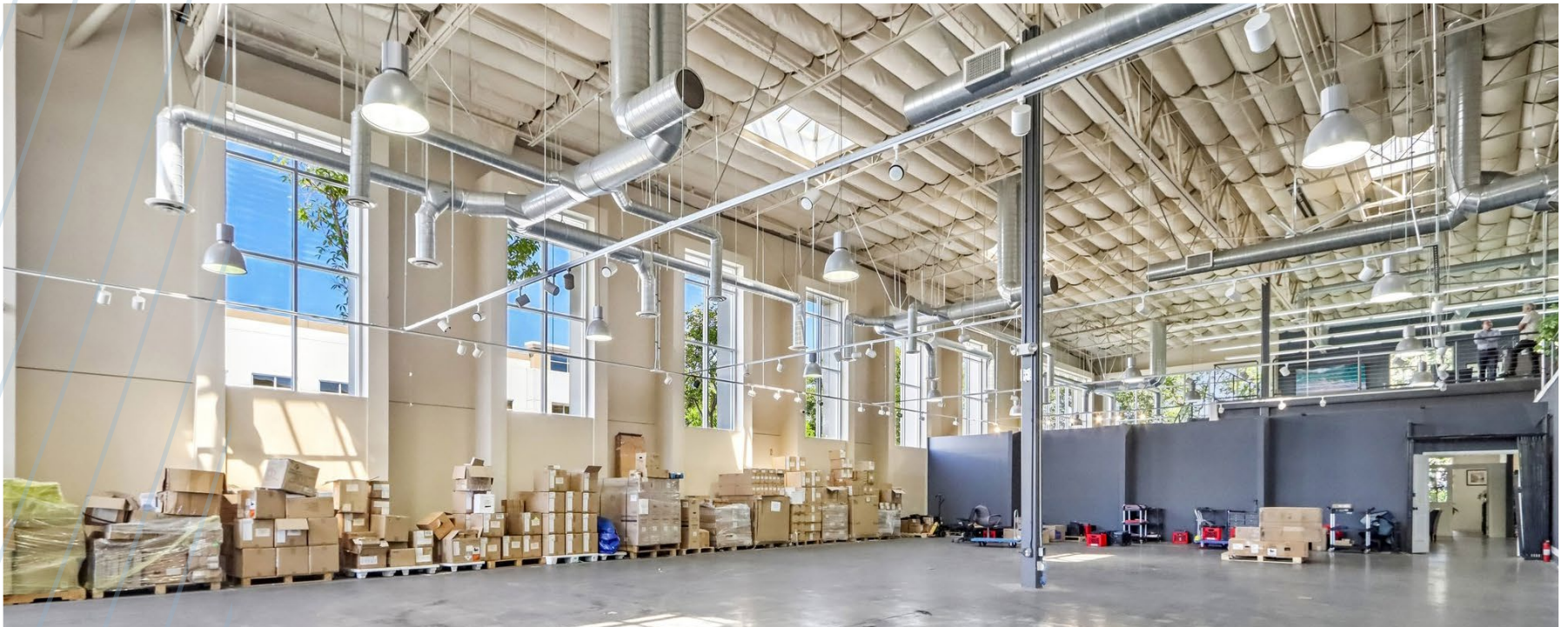
FULLY
SPRINKLERED

CLIMATE
CONTROLLED
SHOWROOM &
WH/MFG AREA

5.4 A
ZONING



2ND FLOOR OPEN MEZZANINE



CLIMATE CONTROLLED SHOWROOM/WAREHOUSE



OFFICE AREA



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Xavier Nolasco

xavier.nolasco@jll.com

+1 949 296 3622

License #01911749

Ethan Jacobs

ethan.jacobs@jll.com

+1 949 885 2987

License #01410597



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