

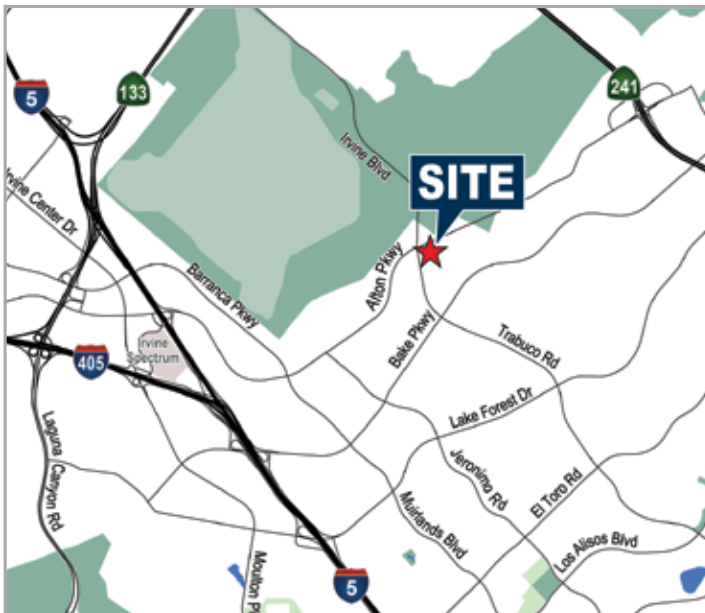
**FOR SALE OR LEASE** | ±4,250 SF | Office / Warehouse

**Fairbanks Business Park**

39 Musick, Irvine Spectrum, CA 92618

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## FEATURES:

- Private Corner Location in Fairbanks Business Park
- ±4,000 SF of Improved Office Area with Small Warehouse Area (Warehouse Expandable)
- 16' Warehouse Clearance
- Ideal for Engineering or Design related Companies
- One (1) Ground Level Loading Door
- 12 Parking Spaces (2.8:1,000)
- Fully Sprinklered
- **Possible Sale Opportunity for Lowest Price in Spectrum**
- Lease Rate: \$1.85 Gross

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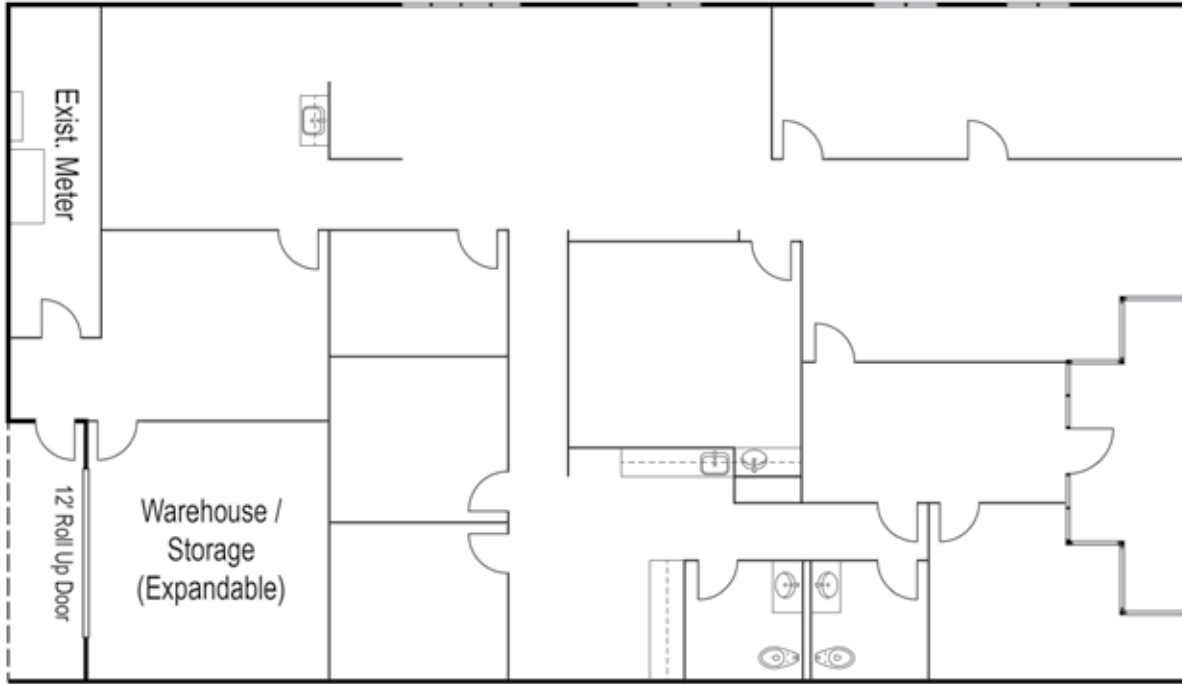
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