

FOR LEASE

41,822 SF FREESTANDING INDUSTRIAL BUILDING



16901 ARMSTRONG AVENUE

IRVINE, CA

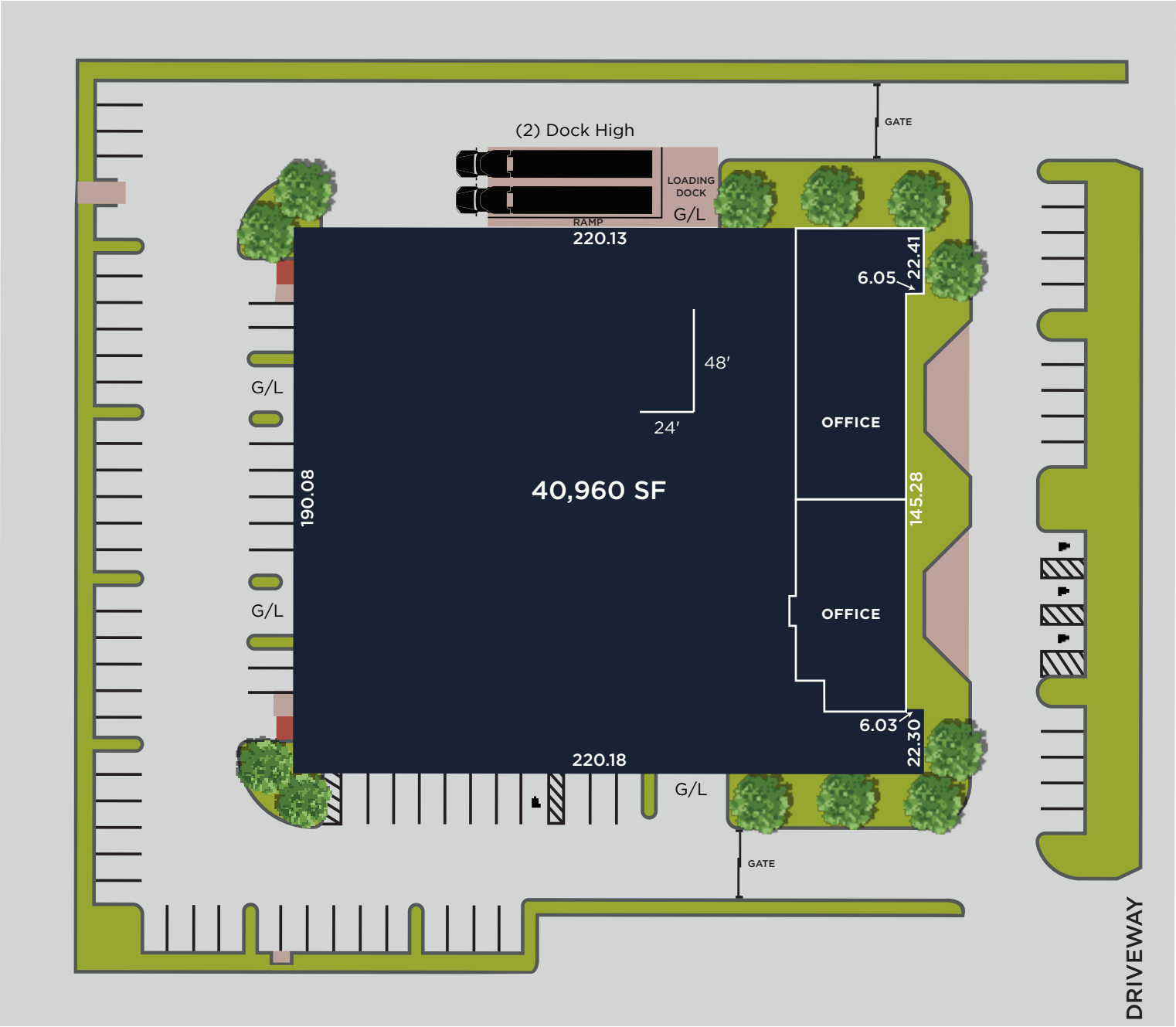


16901 ARMSTRONG AVENUE | IRVINE, CA

PROPERTY HIGHLIGHTS

Size:	41,822 SF Newly Renovated
Office Area:	±6,000 SF of newly renovated, open area with extensive millwork, conference rooms, private offices, and kitchen
Parking:	2.5:1,000
Yard:	Drive around freestanding - fenced yard
Restrooms:	Two (2) sets of restrooms + shop restrooms, ADA compliant
Power:	Panel A: 600 AMP Panel B: 400 AMP
Loading:	Two (2) 12x14 grade level doors Two (2) 12x12 grade level doors Two (2) dock high doors
Sprinkler:	.60/2000 GPM K-17 Heads @ 231 Degrees
Major Cross Streets:	Von Karman Ave & Barranca Pkwy
Entrance:	Two (2) separate entrances
Bus Line:	Four (4) bus stops within 1/4 mile - direct link to Amtrak
Clear Height:	18'-20'
Skylights:	Yes



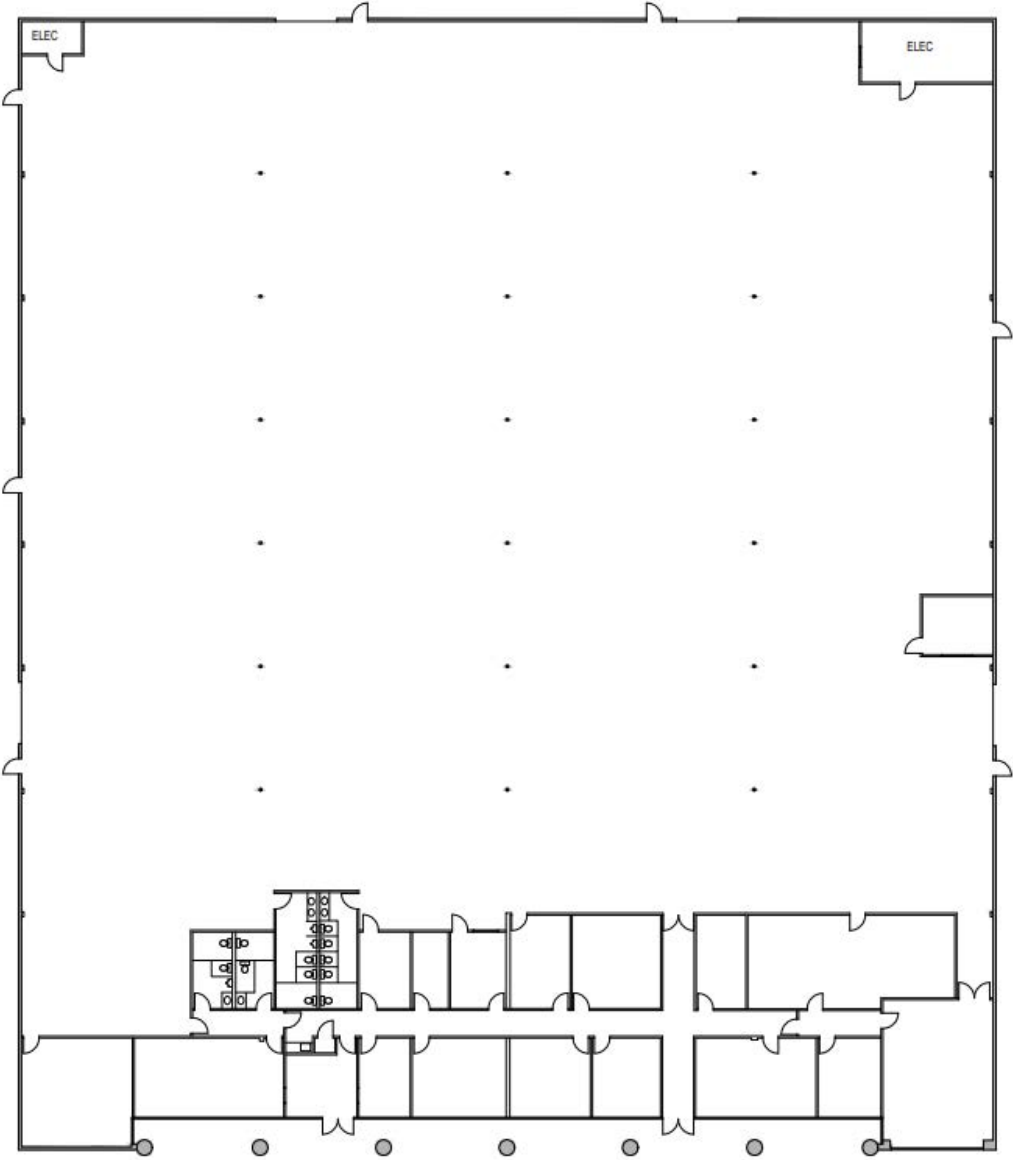


TO
BARRANCA PKWY ↑

ARMSTRONG AVENUE.

TO ↓
ALTON PKWY

SITE PLAN



EXISTING
FLOORPLAN

16901 ARMSTRONG AVENUE | IRVINE, CA

AREA AMENITIES



WALKING DISTANCE TO THE
DISTRICT @ TUSTIN LEGACY
AND DIAMOND JAMBOREE
SHOPPING CENTER

- RESTAURANTS
- ENTERTAINMENT
- TEAM BUILDING



JOHN WAYNE AIRPORT



HOTEL AMMENITIES



WALK OR BIKE TO WORK
NEARBY NEW RESORT
STYLE APARTMENTS AND
CONDOMINIUMS



- ACCESS TO 261 TOLL ROAD
TO CORONA/RIVERSIDE
- 55 - 5 - 405 FREEWAYS

1. John Wayne Airport
2. The District at Tustin Legacy
3. Embassy Suites by Hilton
4. Courtyard Irvine John Wayne Airport

5. Hyatt Irvine
6. Harvard Place Shopping Center
7. Diamond Jamboree Shopping Center



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