



**FOR LEASE**

**6,800 Square Feet Industrial Unit**

**FEATURES:**

- Street Frontage
- Exterior Lighting
- 16 Parking Spaces
- Centrally Located 55 & 405 Fwy and John Wayne Airport

**OFFICE FEATURES:**

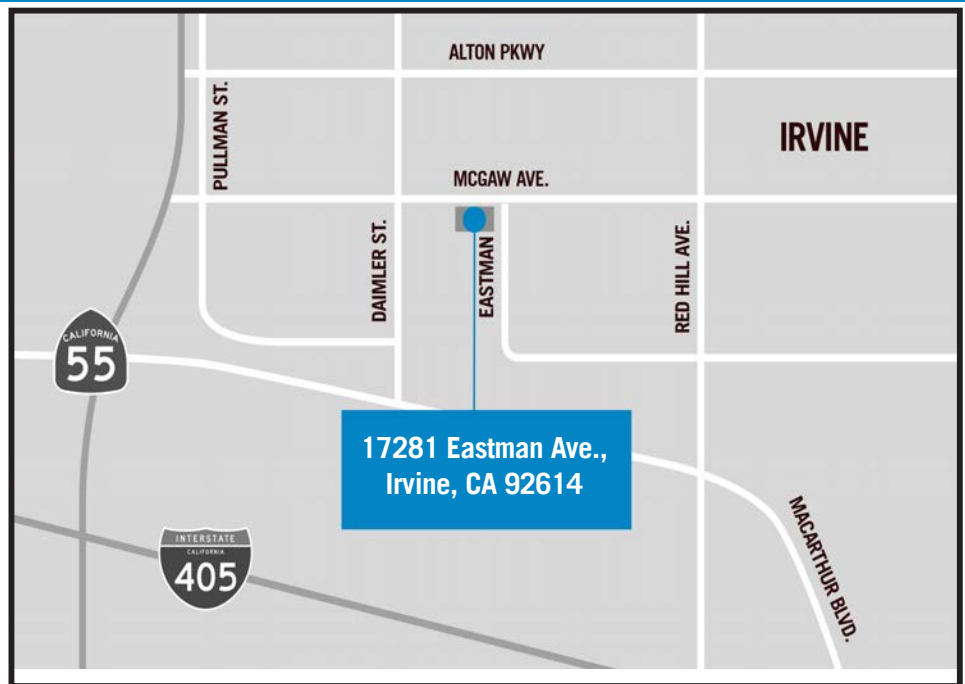
- ±2,176 Office Square Feet
- Heated/Air Conditioned
- 2 Restrooms
- Coffee Bar
- 5 Private Offices, 1 Shop Office
- 1 Conference Room

**WAREHOUSE FEATURES:**

- ± 4,624 Warehouse Square Feet
- 400 AMPS, 277/480 Volts, 3 Phase
- 18' Clearance
- Three (3) 12'x14' Overhead Doors
- Skylights



**17281 Eastman Avenue, Irvine, CA 92614**



This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

**FOR FURTHER DETAILS:**

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3100-A Pullman Street  
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(714) 751-4420 • License #00342120

For additional information  
Visit our Website at [www.TricoRealty.com](http://www.TricoRealty.com)

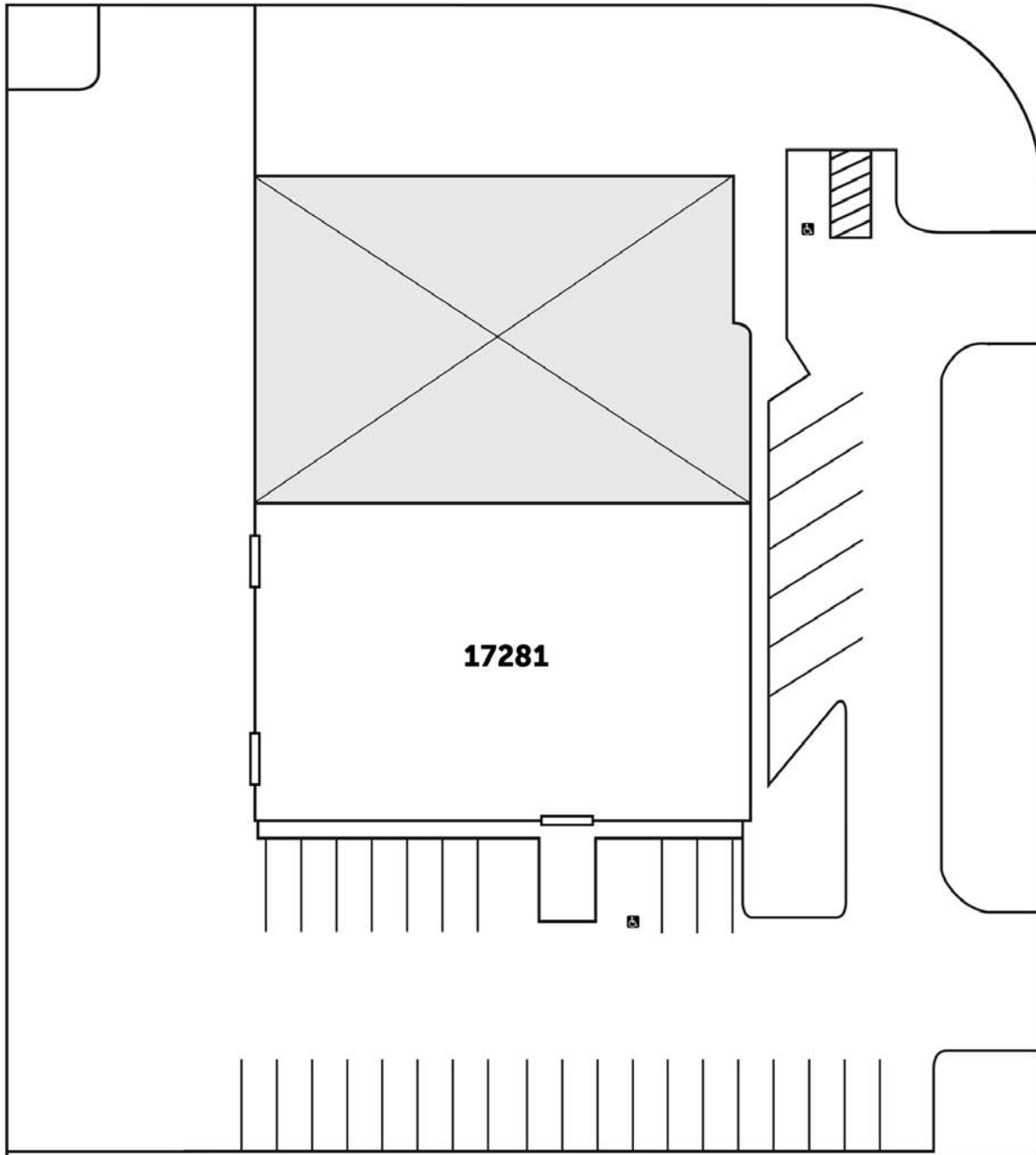


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**MCGAW AVE**



**EASTMAN**

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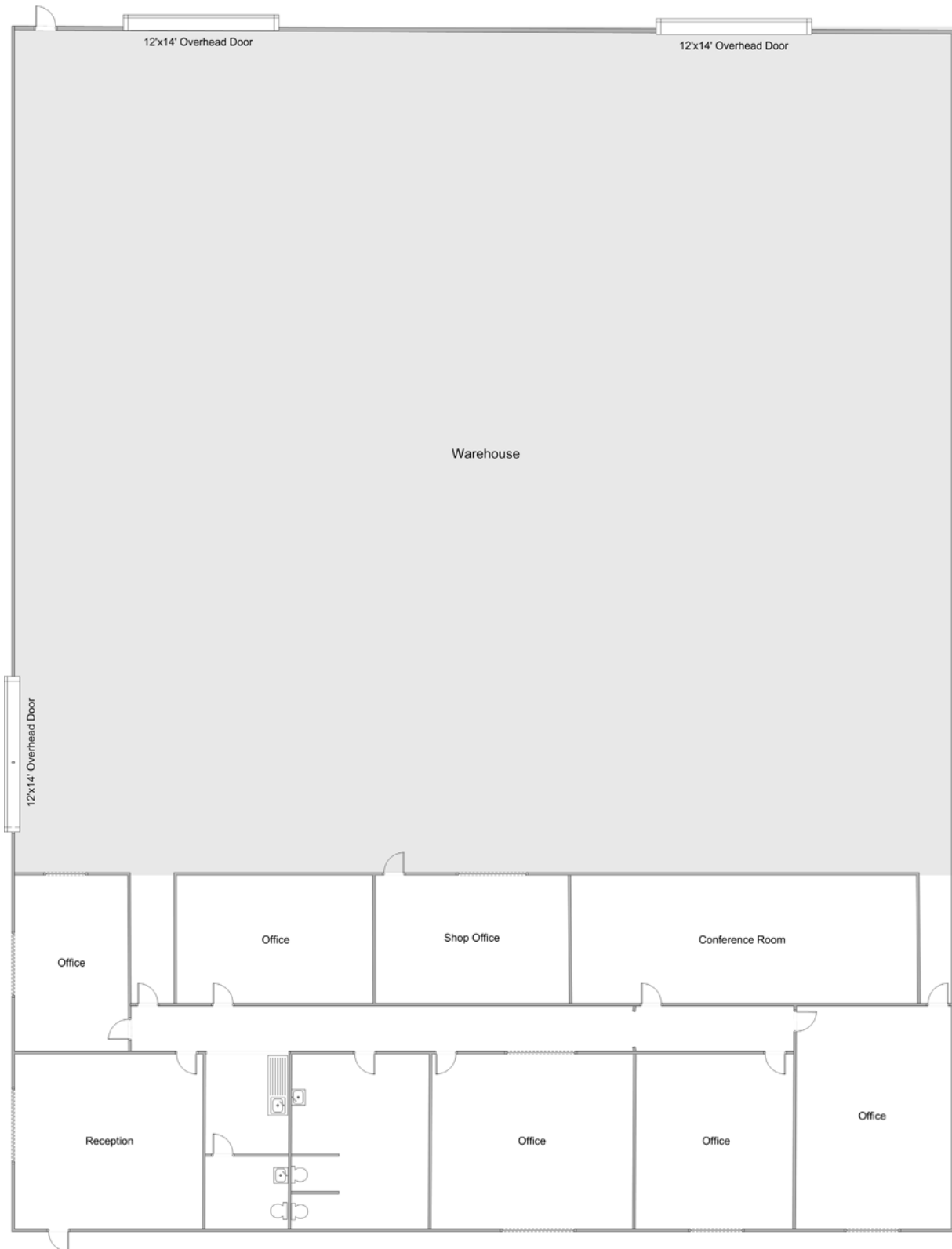
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