



**FOR LEASE**

**23,000 Sq. Ft. Building**

**FEATURES:**

- 3,658 Sq. Ft. Office Space
- 19,342 Sq. Ft. Warehouse Space
- Four (4) Restrooms
- One (1) 12'x14' and one (1) 12'x12' Overhead Doors
- One (1) Interior Truckwell / 12'x14' Overhead Door
- T-Bar Ceilings w/ LED parabolic lens lights
- Flush pendent fire sprinklers in office
- Coffee cafe
- Server room with dedicated HVAC
- 1200 AMPs of 277/480 Volt Electrical service
- Drought-tolerant landscape



**1821 Kettering Street, 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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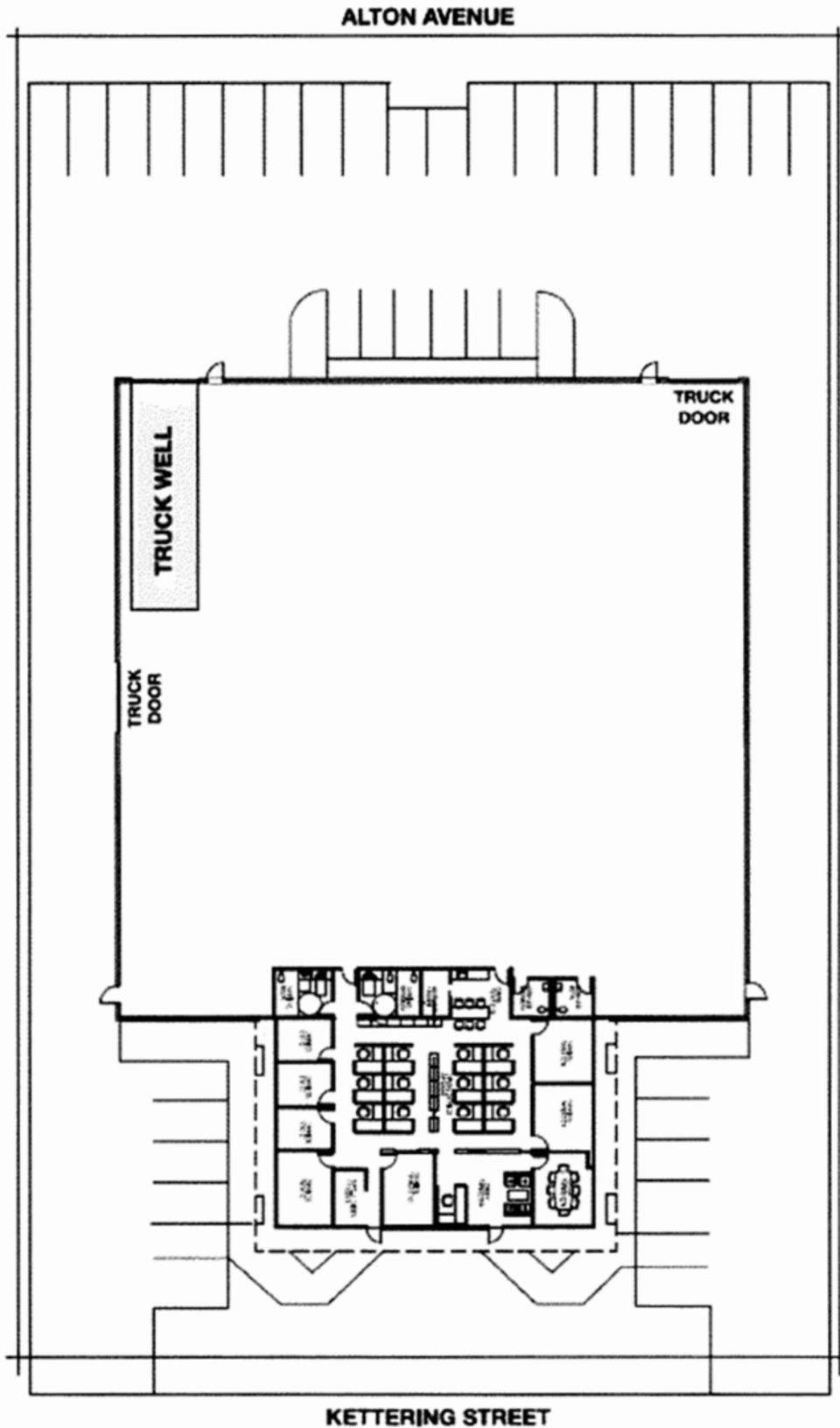
For additional information  
Visit our Website at [www.TricoRealty.com](http://www.TricoRealty.com)



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