

# FOR LEASE

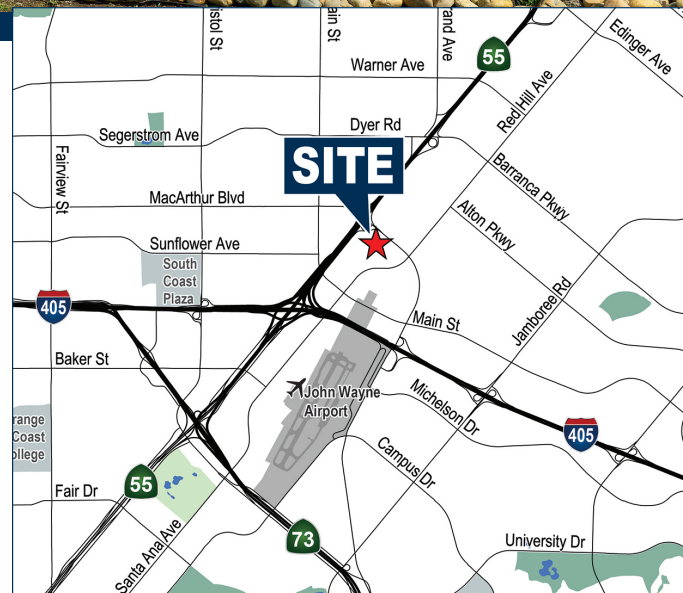
# ±14,818 SF INDUSTRIAL BUILDING

17721 MITCHELL N. | IRVINE | CA



## PROPERTY FEATURES

- Fully renovated building incl new roof and HVAC system (April 2026)
- 1,000 Amps (120/208V) Verify
- 18'–20' Warehouse Clearance
- ±2,455 SF of Creative Office space
- 29 parking stalls
- Two (2) Ground Level doors
- Drive-around building for efficient access
- Immediate access to the 55 & 405 freeways



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Mezzanine Level

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