



FOR SUBLEASE - ±9,746 SF FLEX/INDUSTRIAL

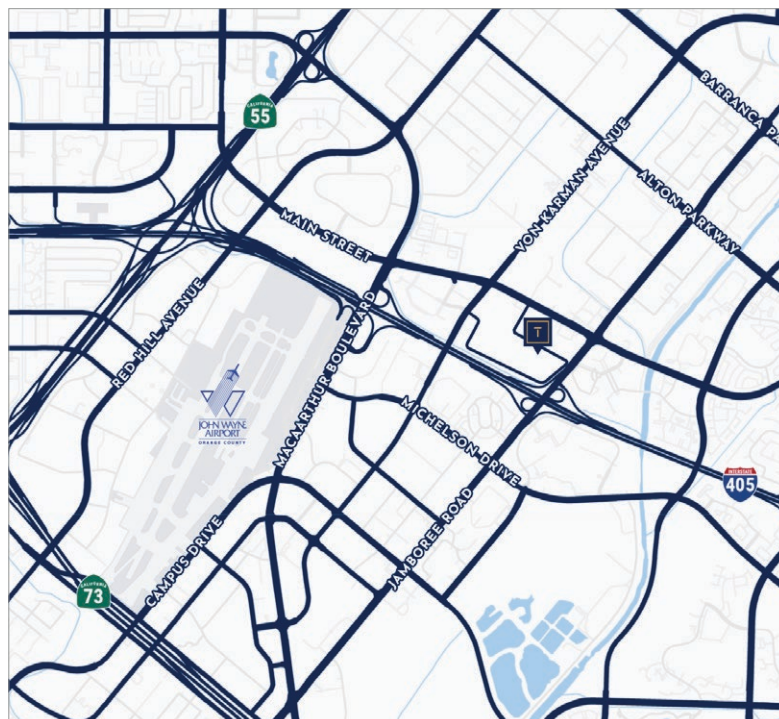
2552-A WHITE ROAD, IRVINE, CALIFORNIA 92614

Sublease Available
Through June 30, 2029,
With the Opportunity to Negotiate a
Long-Term Direct Lease With the Owner



PROPERTY FEATURES:

- » ±9,746 SF Flex/Industrial Unit
- » ±6,367 SF of Deluxe Office Space
- » ±3,379 SF of Warehouse
- » Generous Surface Parking (3:1,000 SF)
- » Two (2) Ground Level Loading Doors
- » 400 Amps of Power (verify)
- » 14' to 17' Warehouse Clear Height
- » Flexible 5.1 "Multi-Use" Zoning (Uses Include, Industrial, R&D, Manufacturing, and Professional)
- » Amenity Rich Area with Fast-Fresh and Upscale Dining Venues within Walking Distance
- » Immediate Access to San Diego (405) Freeway at Jamboree Road



CONTACT US:

TIDEMARK
Real Estate Services

**BROKERAGE | INVESTMENTS
PROPERTY MANAGEMENT**

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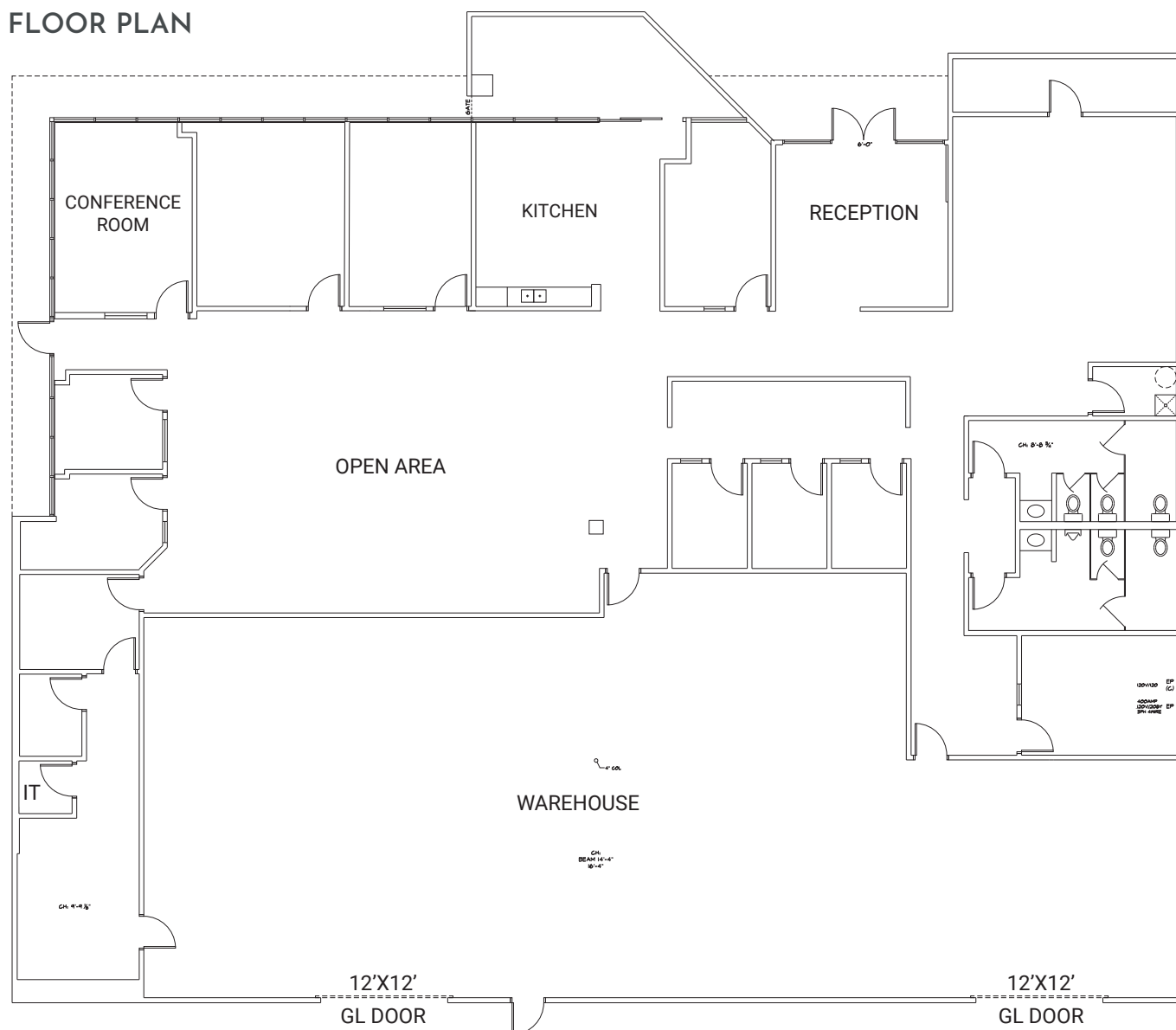
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FLOOR PLAN



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