



Available

±24,652 SF

Freestanding industrial
building with 55 freeway
frontage

17872 Cowan
Irvine, CA 92614



Features



Available space

±24,652 SF



Office area

±20,183 SF



Warehouse area

±4,469 SF



Parking ratio

±3.5:1,000 SF (85 stalls)



Loading doors

2 ground level



Power panel (verify)

±600 amps, 120/208v



Clearance

14' - 15'



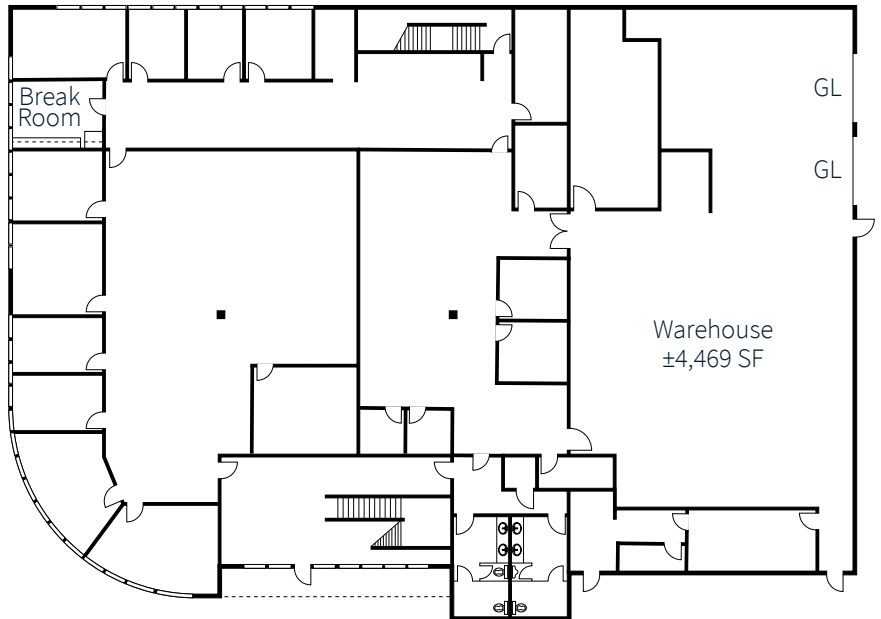
Sprinklers

Yes (.21/1,500)

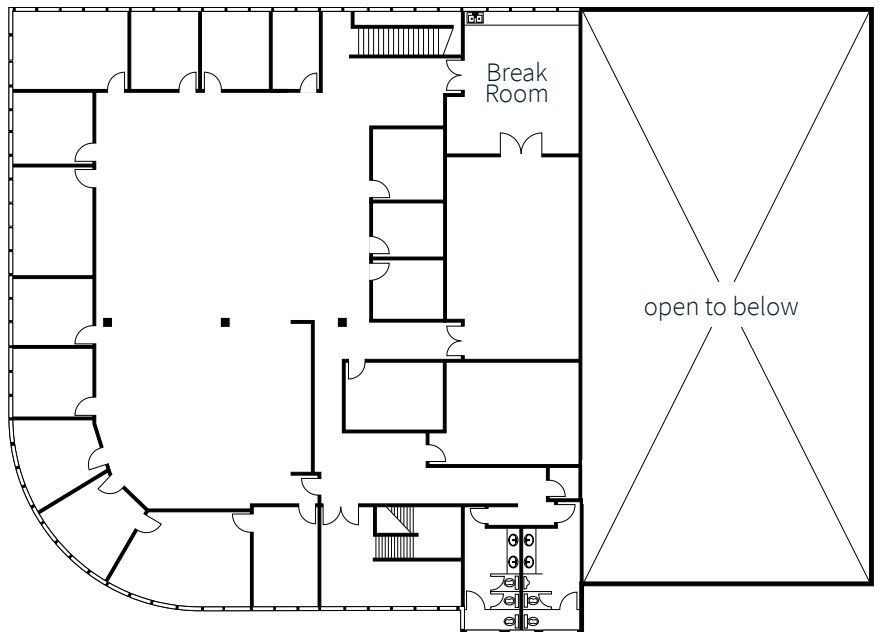
Additional highlights

- 55 Freeway frontage/signage
- Above standard on-site parking
- Abundant window line
- Immediate access to the 55, 405 and 73 freeways
- Available now

±10,343 SF - 1st floor office

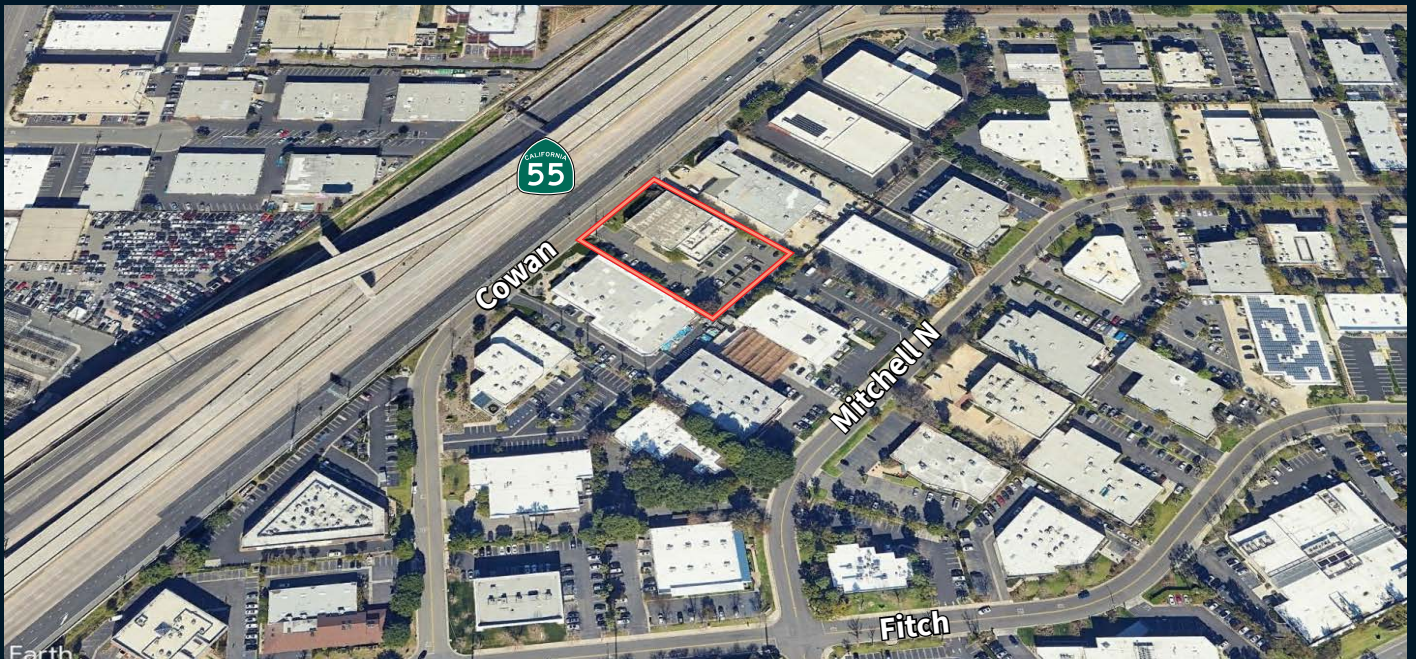


±9,840 SF - 2nd floor office



Location





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