

For Sale or Lease

±16,003 SF INDUSTRIAL/FLEX BUILDING

1641 LANGLEY AVENUE | IRVINE, CA 92614



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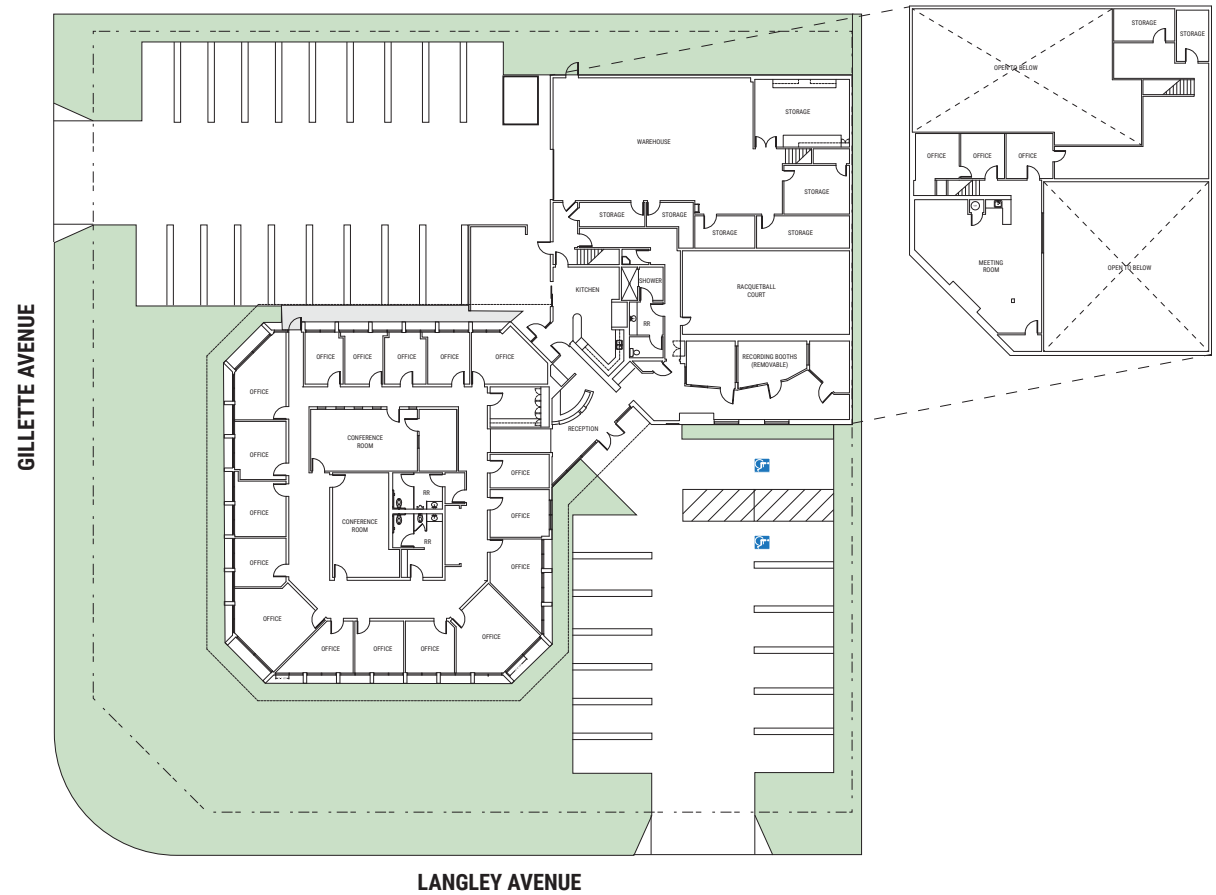
Property Features

- » ±16,003 SF Flex/Industrial Building
 - » ±13,193 SF of Improved Office Space
 - » ±2,810 SF of Warehouse Space
- » Prominent Curb Appeal for Corporate Headquarters
- » Signage on the Corner of Langley and Gillette Avenue
- » Includes a Racquetball Court
- » Two (2) Entrances With Parking Available on Both Sides of the Building
- » 2:1,000 parking ratio
- » 20' Warehouse Clear Height
- » One (1) Ground Level Loading Door
- » 600 Amps of Power, 120/208, 3PH-4W (verify)
- » Backup Power Generator
- » Quick Access to the San Diego (405) and Costa Mesa (55) Freeways
- » Zoned 5.1 IBC Multi-Use



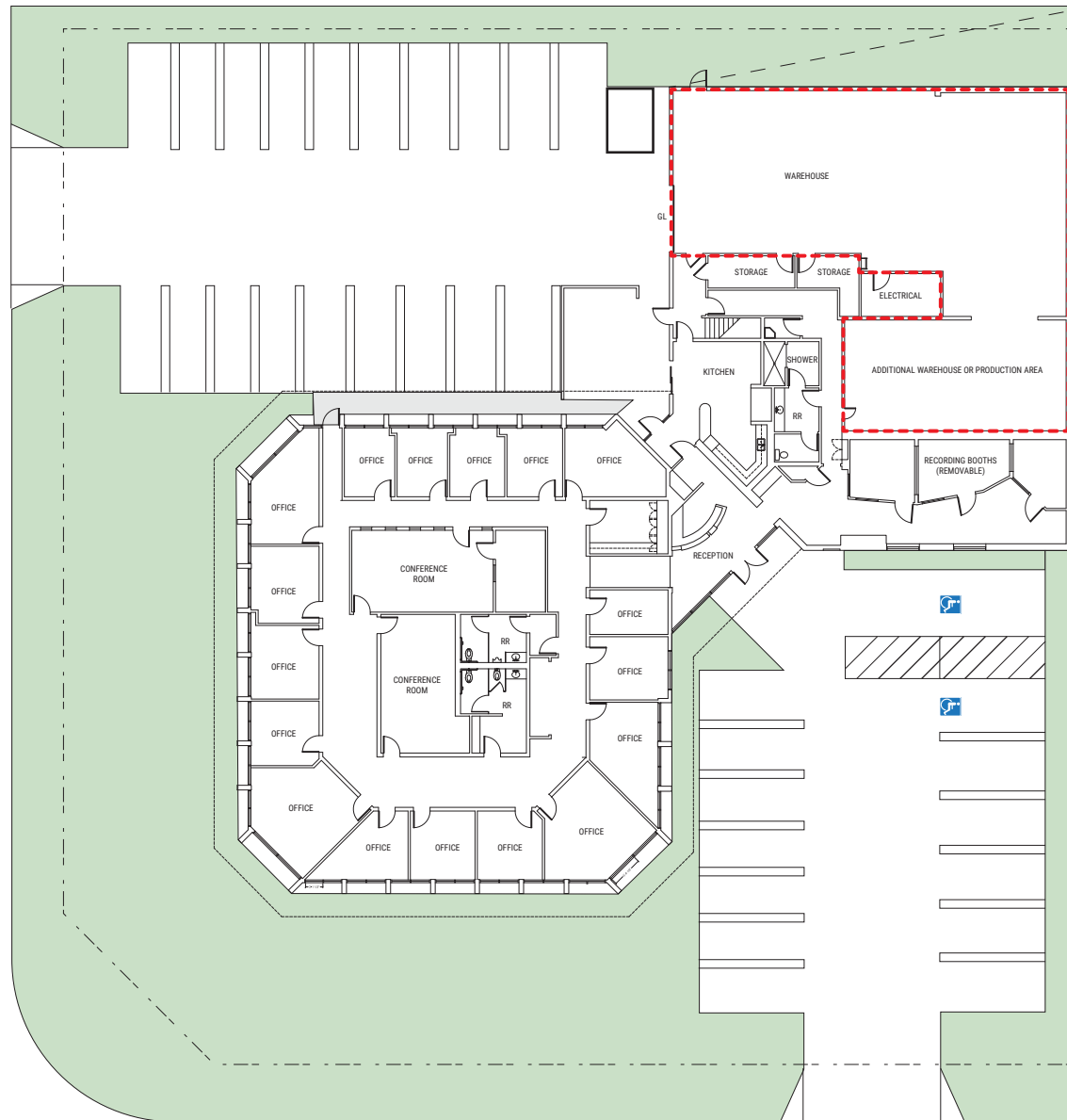


EXISTING FLOOR PLAN

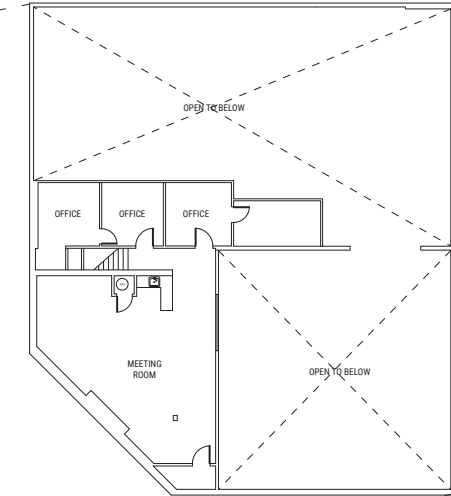


CONCEPTUAL FLOOR PLAN ±3,174 SF OF WAREHOUSE

GILLETTE AVENUE



LANGLEY AVENUE



* This plan is conceptual. Additional diligence is required to determine the feasibility and cost of the expansion

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NEARBY AMENITIES

- | | | |
|-----------------------------------|--------------------------------------|---|
| 1. John Wayne / Santa Ana Airport | 7. The District at the Tustin Legacy | 11. Boomers Irvine |
| 2. South Coast Plaza | 8. Flight at the Tustin Legacy | 12. Park Place |
| 3. Metro Pointe @ South Coast | 9. University of California, Irvine | 13. Walmart |
| 4. The Lab | 10. Segerstrom Center for the Arts | 14. MacArthur Plaza |
| 5. The Camp | | 15. IRWD San Joaquin Marsh & Wildlife Sanctuary |
| 6. Diamond Jamobree | | |



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