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FOR SALE & FOR LEASE | ±5,097 SF R&D

490 WALD, IRVINE, CA 92618

Available For Sale & For Lease

High Image R&D Condo

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Accelerating success.



PREMISES

Warehouse Area: \pm 2,545 SF
Office First Floor: \pm 1,422 SF
Office Second Floor: \pm 1,130 SF

Total Building: \pm 5,097 SF

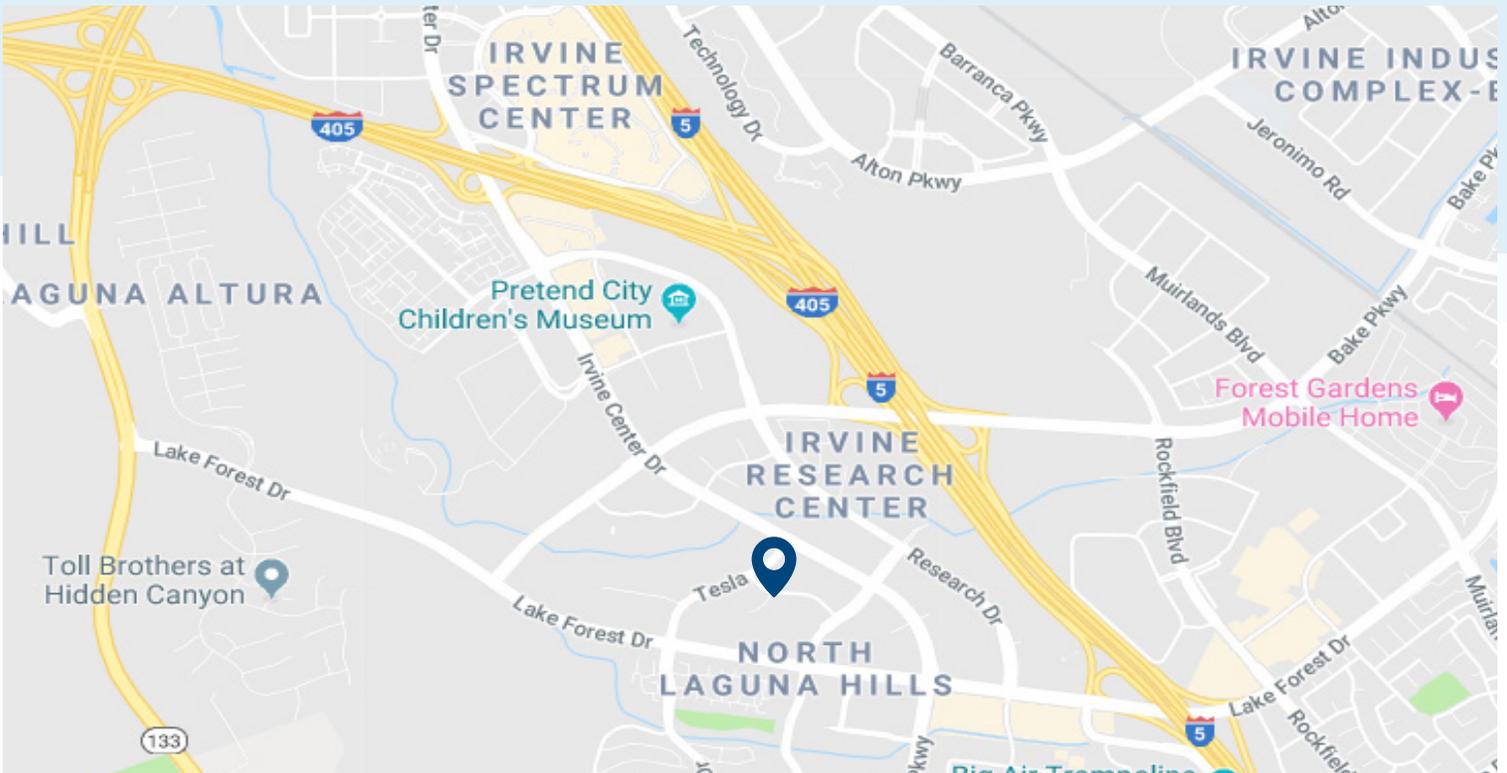
PROPERTY FEATURES

- High Image R&D Condo
- Parking: 3:1000
- Year Built: 2004
- Building signage available
- Warehouse Clearance Height: 22'
- Loading: 1 GL Door
- Close proximity to Irvine Spectrum Center and other retail amenities
- Excellent access to the 5 and 405 Freeways, and 133 Toll Road via Bake Parkway, Lake Forest Drive and Irvine Center Drive

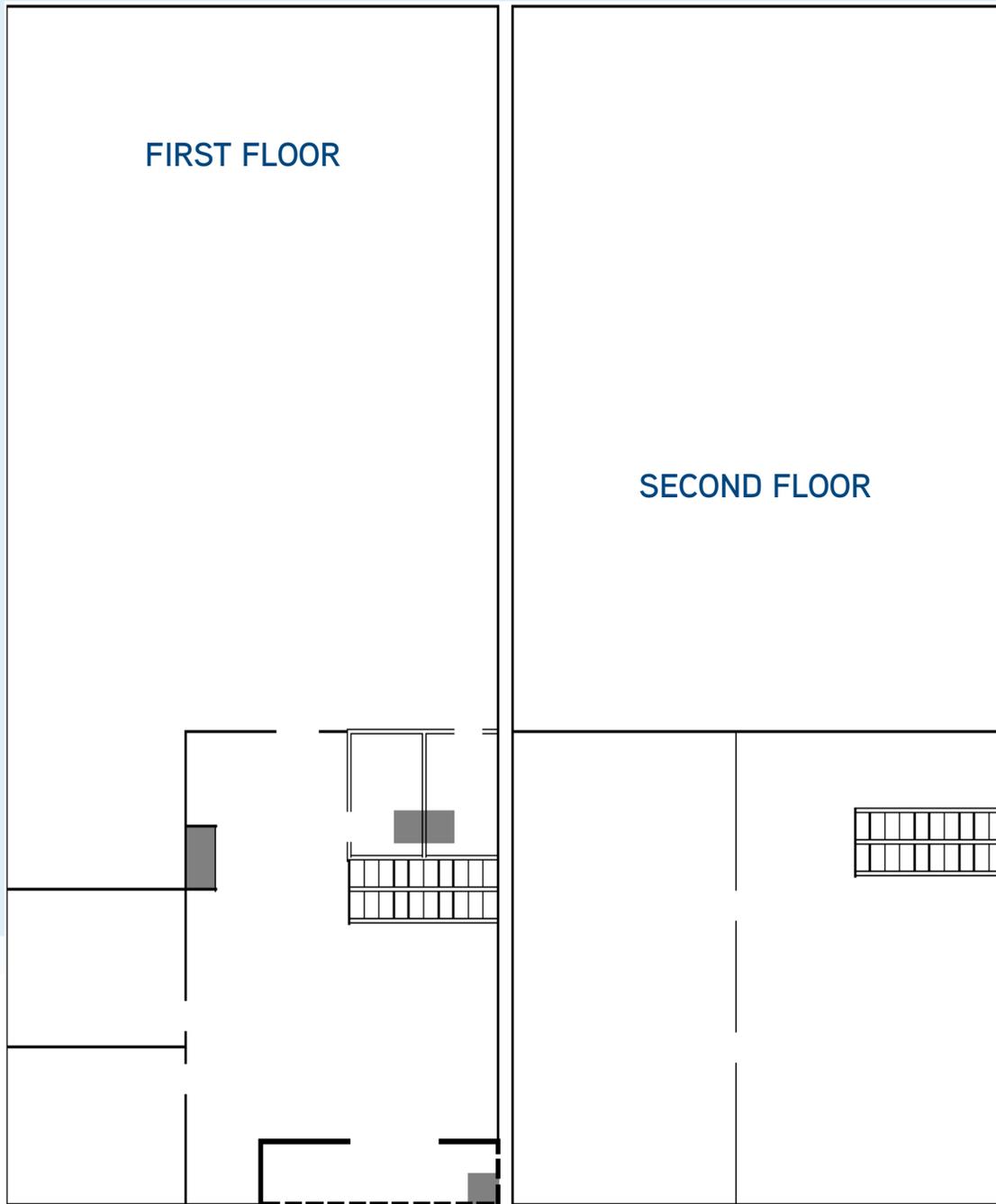
AERIAL



MAP



FLOOR PLAN



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