

# 16782

RED HILL AVENUE

Irvine, California

# 12,928 SQ.FT.

HIGH IMAGE INDUSTRIAL /  
R&D BUILDING

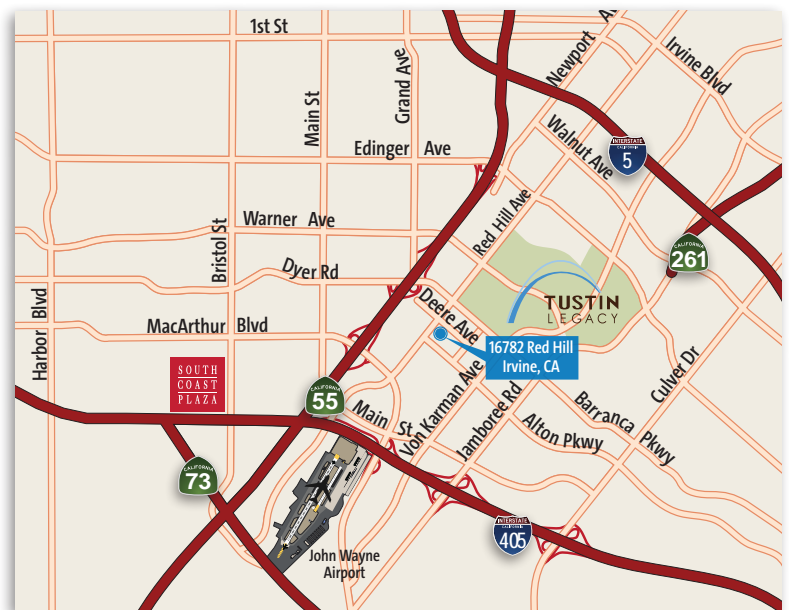


## FEATURES:

- **Owner/User Opportunity**
- ±12,928 SF Free-Standing Building
- ±7,756 SF Office Area
- ±20' to 22' Warehouse Ceiling Clearance
- 2 G.L. Loading Doors
- 800 Amps, 120/208 V Power
- ±2:1 Surface Parking
- Solar Panel System on Roof
- Bonus Mezzanine Area
- Creative Office Finishes

## LOCATION:

- High Identity Corner Location
- Frontage on Red Hill Ave. and Deere Ave.
- Central IBC Location, One Block South of Tustin Legacy Redevelopment Project
- Easy Access to O.C. Airport and 55, 405, and 5 Freeways
- Close Proximity to Numerous Amenities

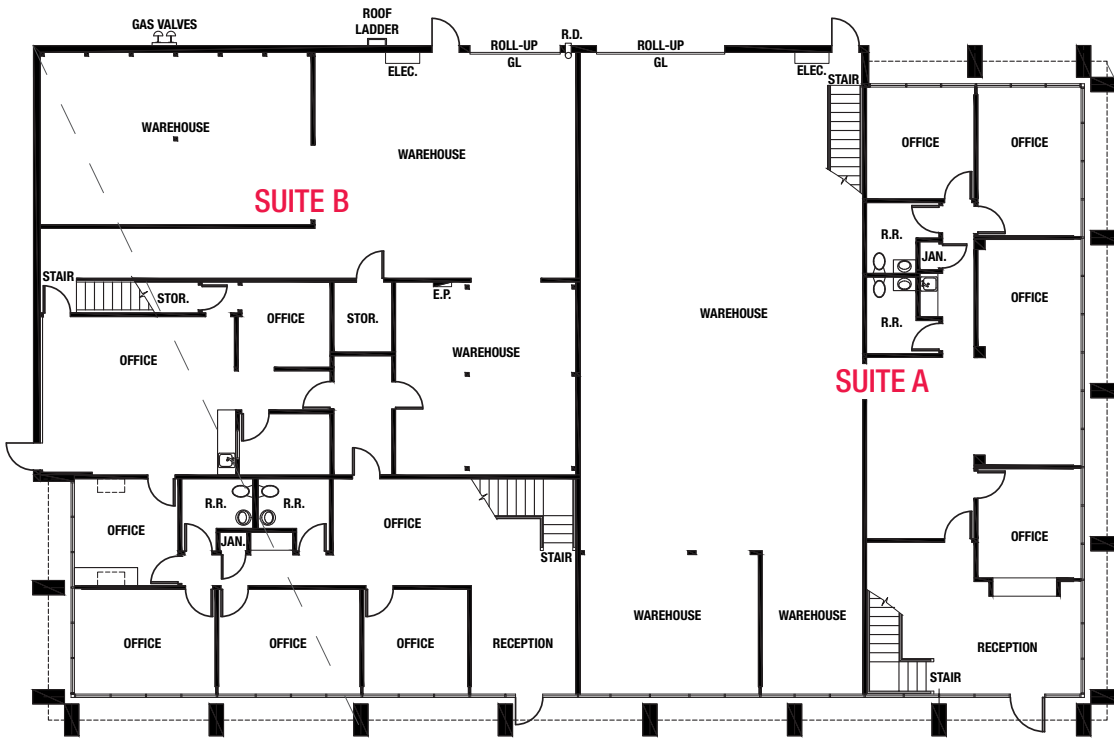


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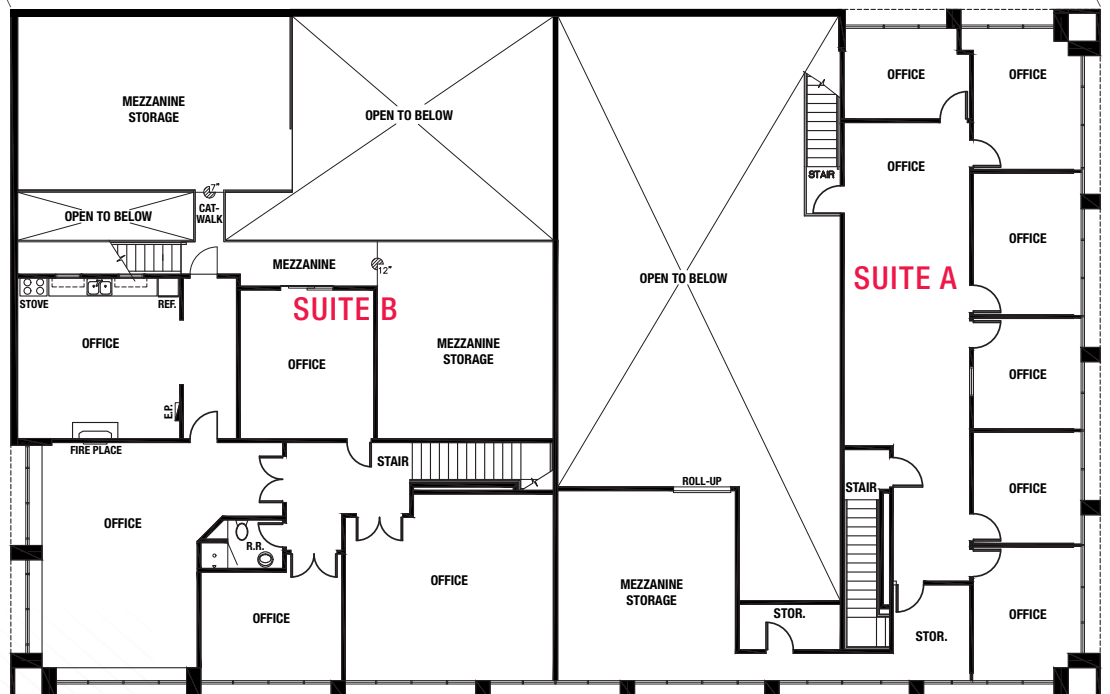
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# 1st Floor



# 2nd Floor





# Aerials

