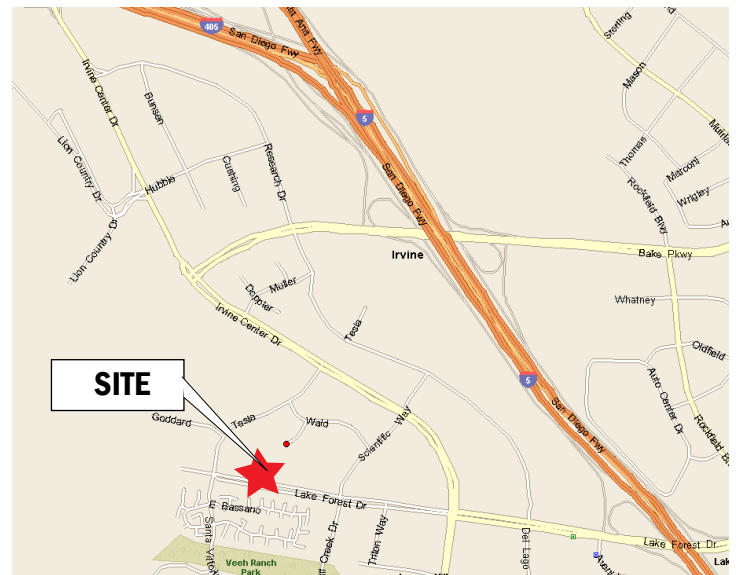


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68 Maxwell | Irvine, CA



LISTING DATA

- ± 1,987 sq. ft. of office
- ± 1,332 sq. ft. of warehouse
- Newer construction/improvements
- Ready for immediate occupancy
- Major street identity - Lake Forest Drive
- 3:1 parking ratio
- 22' clearance height
- Ground level loading
- Warehouse skylight
- 200 Amps of Power
- Metal halide warehouse lights
- Excellent Irvine Spectrum location
- Convenient freeway access
- Close proximity to retail amenities



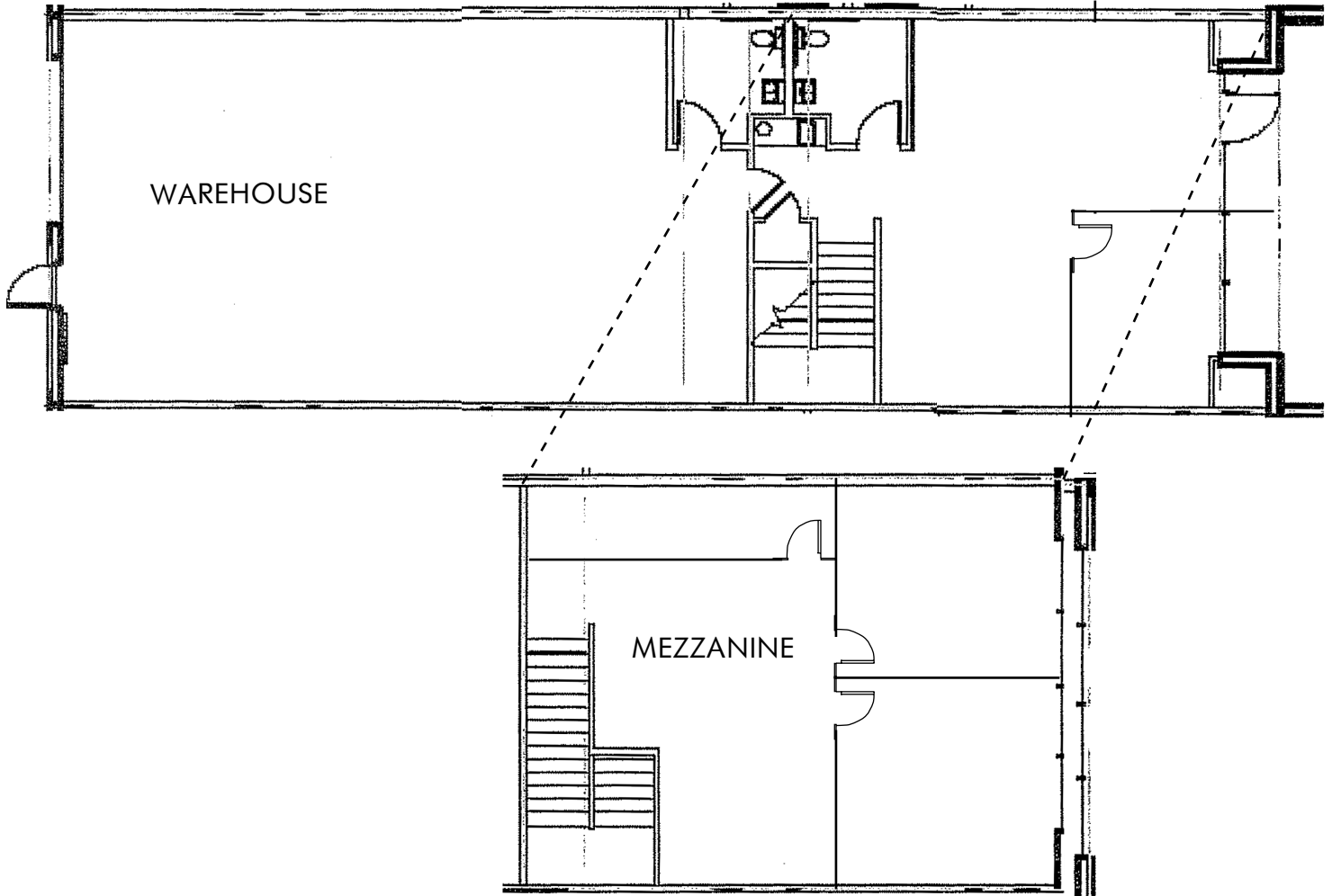
For more information, contact:

TED ROMMEL
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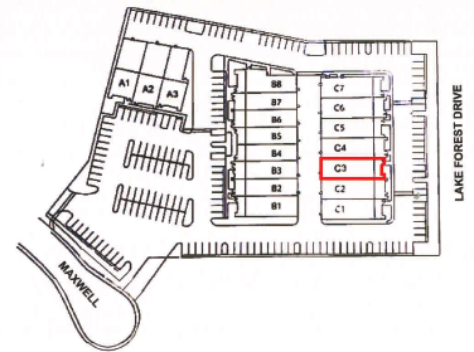
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FLOOR PLAN



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