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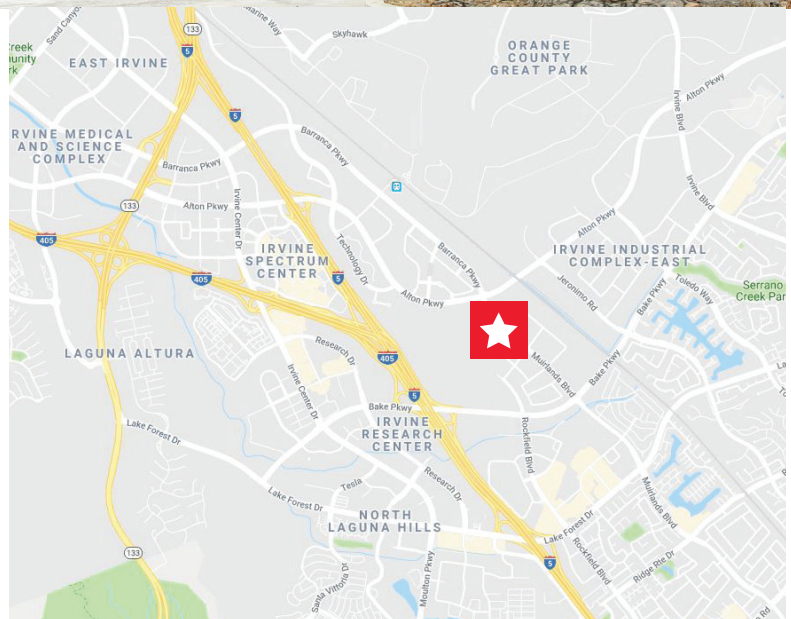
# Freestanding Industrial Building

## 10 Mason, Irvine, CA 92618



### Property Highlights

- 21,313 SF Freestanding Industrial Building
- 14,545 SF of Two-Story Office
- 6,768 SF of Warehouse Space
- 24' Minimum Clear Height
- Four (4) Ground Level Doors (14' x 12')
- 400 Amps (Verify)
- Fire Sprinklers
- 61 Parking Spaces
- Drive Around Facility & Fenced Yard Capabilities
- Great Access to I-5 & I-405 Freeways
- Multiple Retail Amenities nearby including Irvine Spectrum
- Available in 30 Days



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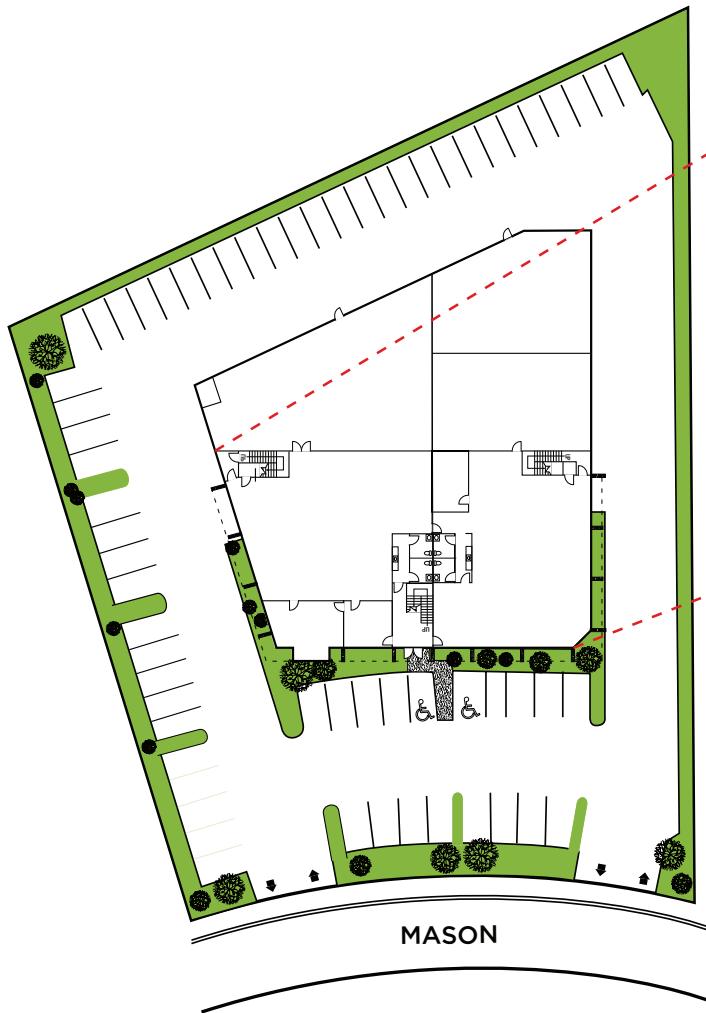
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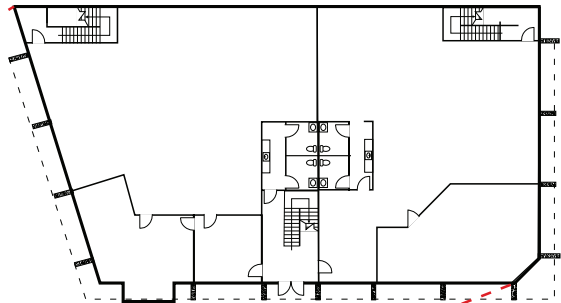
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### Floor Plan



### 2nd Floor



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