

# FOR SALE



## ±4,770 SF

### PROPERTY DETAILS:

- High Image Office Condo Unit with Warehouse
- 3,800 SF of New High End Office Improvements
- 970 SF of Warehouse Space
- 1 Grade Level Door
- 18' Warehouse Height
- Office Restrooms & Warehouse Restrooms
- 400 Amps of Power (120/208)
- T-1 Network Lines
- 4:1 Parking Ratio
- Fire Sprinklered
- Red Hill Avenue Signage / Visibility
- Irvine Business Complex 5.1 Multi-Use Zoning Allows For Office, R&D, & Industrial Uses
- Excellent Access to John Wayne Airport and the San Diego  and Costa Mesa  Freeways



17256 RED HILL AVENUE  
IRVINE, CA

Southern California's Premier  
Real Estate Marketing Team

MITCH ZEHNER  
Executive Vice President  
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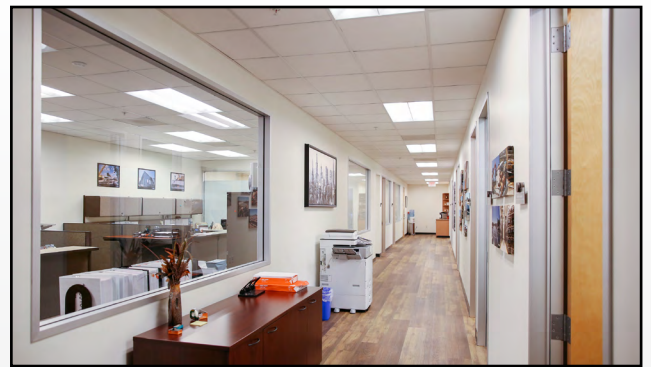
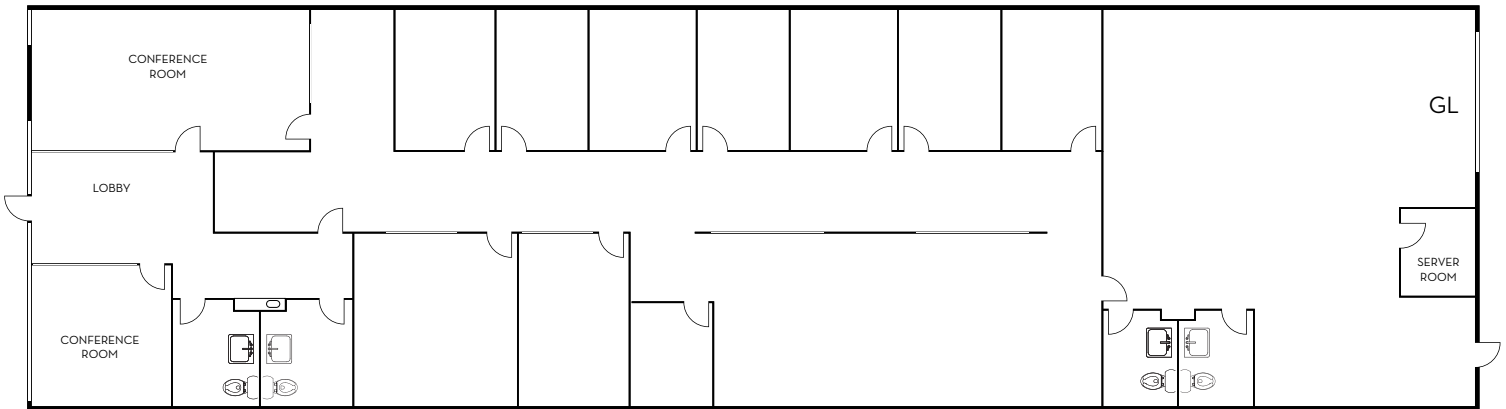
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**Voit**  
REAL ESTATE SERVICES

  
THE ZEHNER  
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INDUSTRIAL GROUP

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## 17256 REDHILL AVENUE, IRVINE



\* Site Plan Not to Scale

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