



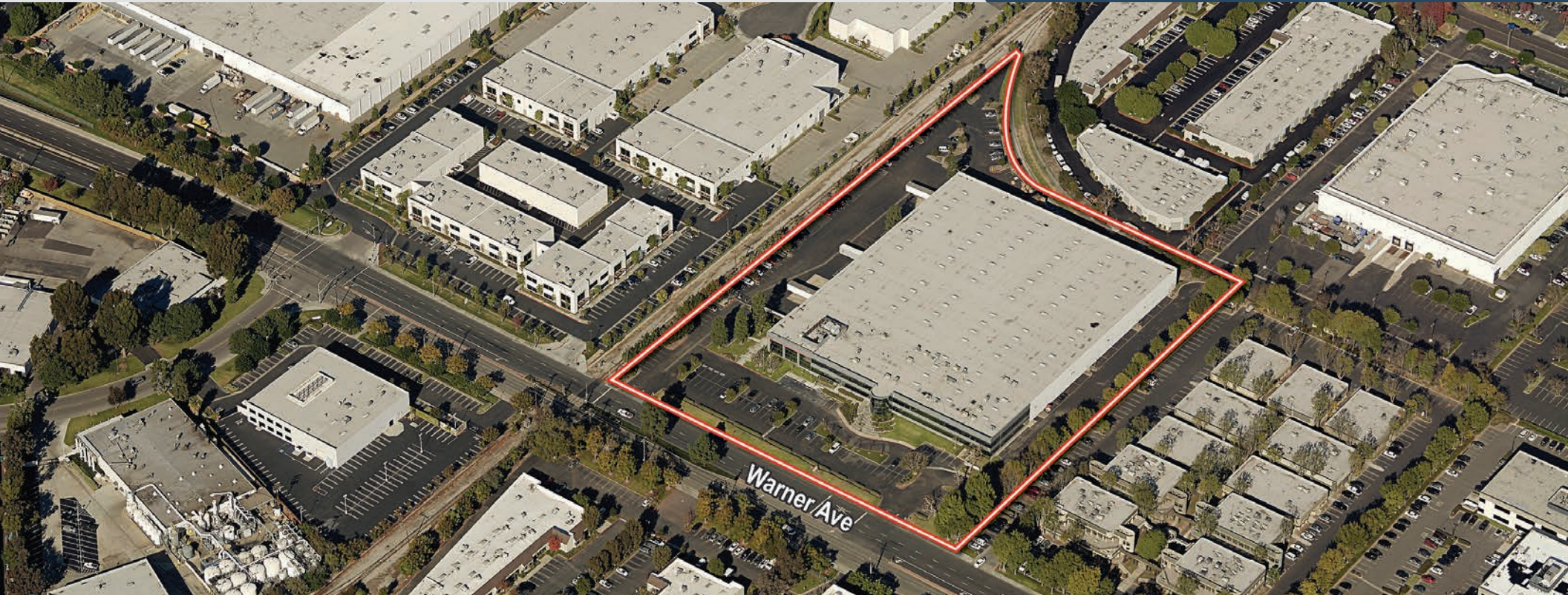
R&D / INDUSTRIAL BUILDING FOR LEASE

±54,040 - 154,040 SF

1231 Warner Ave, Tustin, CA

Voit

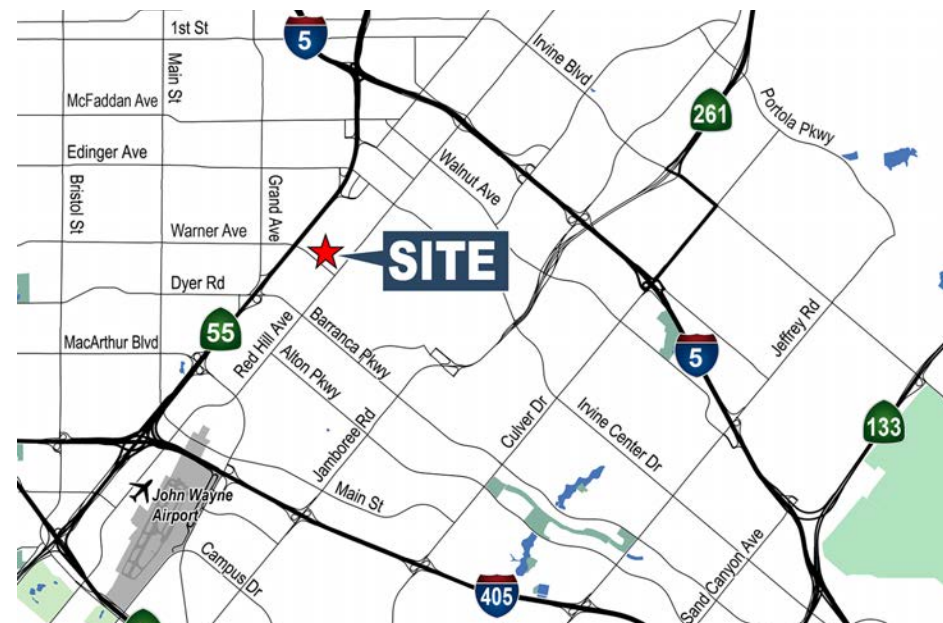
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BUILDING HIGHLIGHTS

1231 Warner Avenue is a freestanding, 154,040 square foot corporate headquarters, R&D/ light industrial building. The subject property is located in the heart of the IBC (Irvine Business Complex) and enjoys major street frontage on the north side of Warner Avenue, two blocks west of Red Hill Avenue and just east of the Newport (55) Freeway.

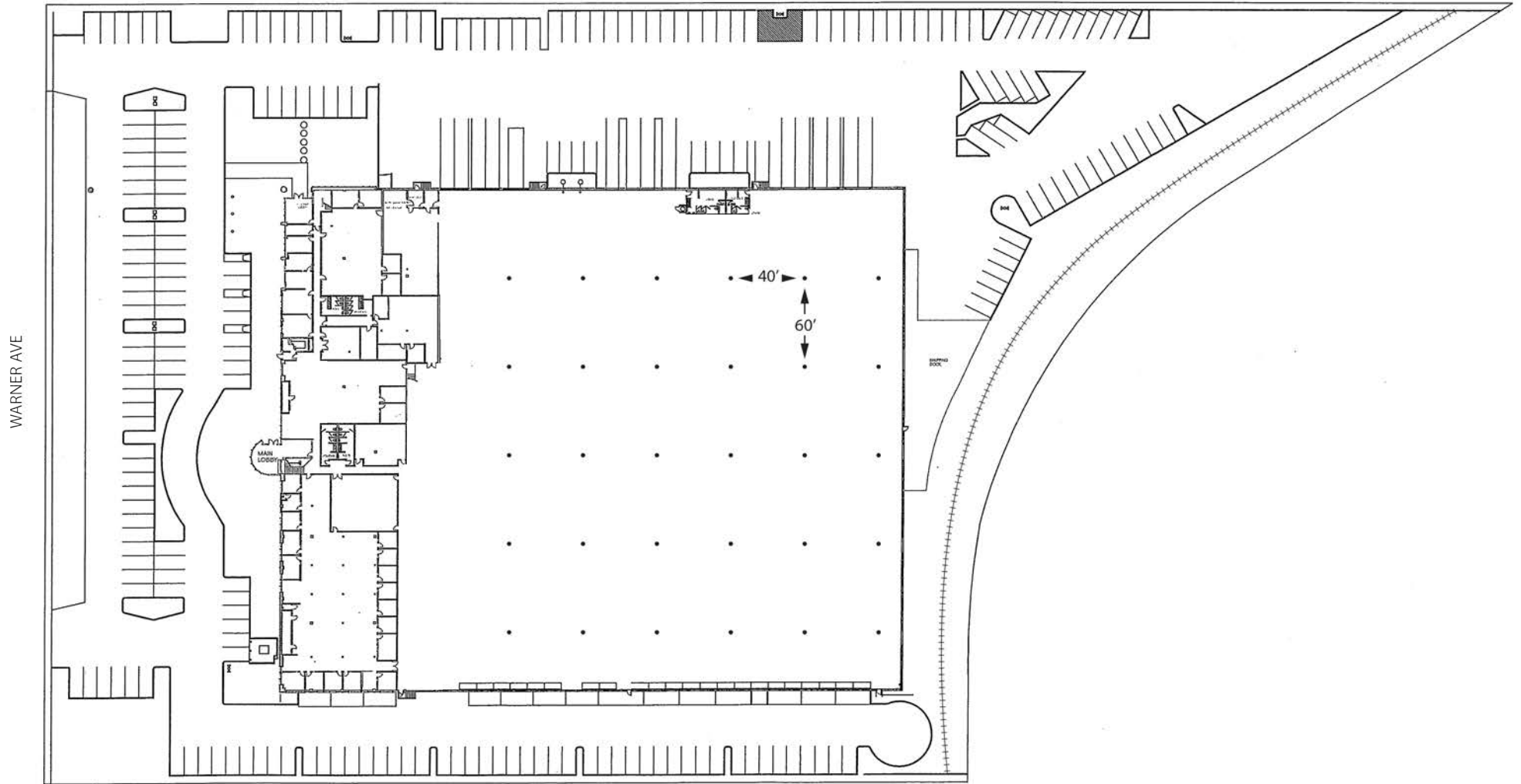
The subject property welcomes visitors with an impressive spandrel glass front and high clear entrance lobby. This highly functional freestanding building represents Best in Class within the John Wayne Airport area. Its image, high clearance, abundant dock high loading and well-appointed two (2) story offices and classrooms make this property extremely valuable.

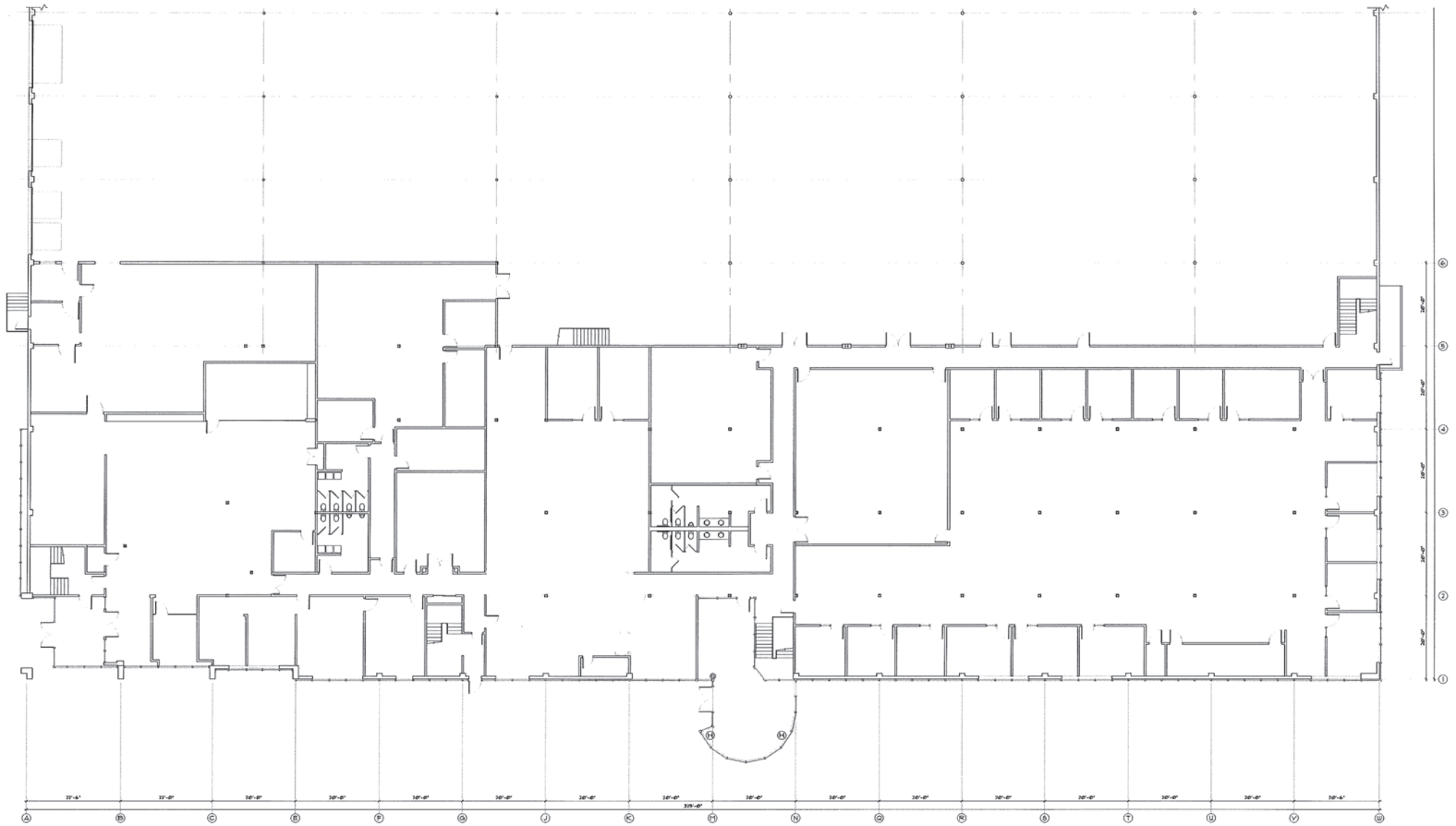


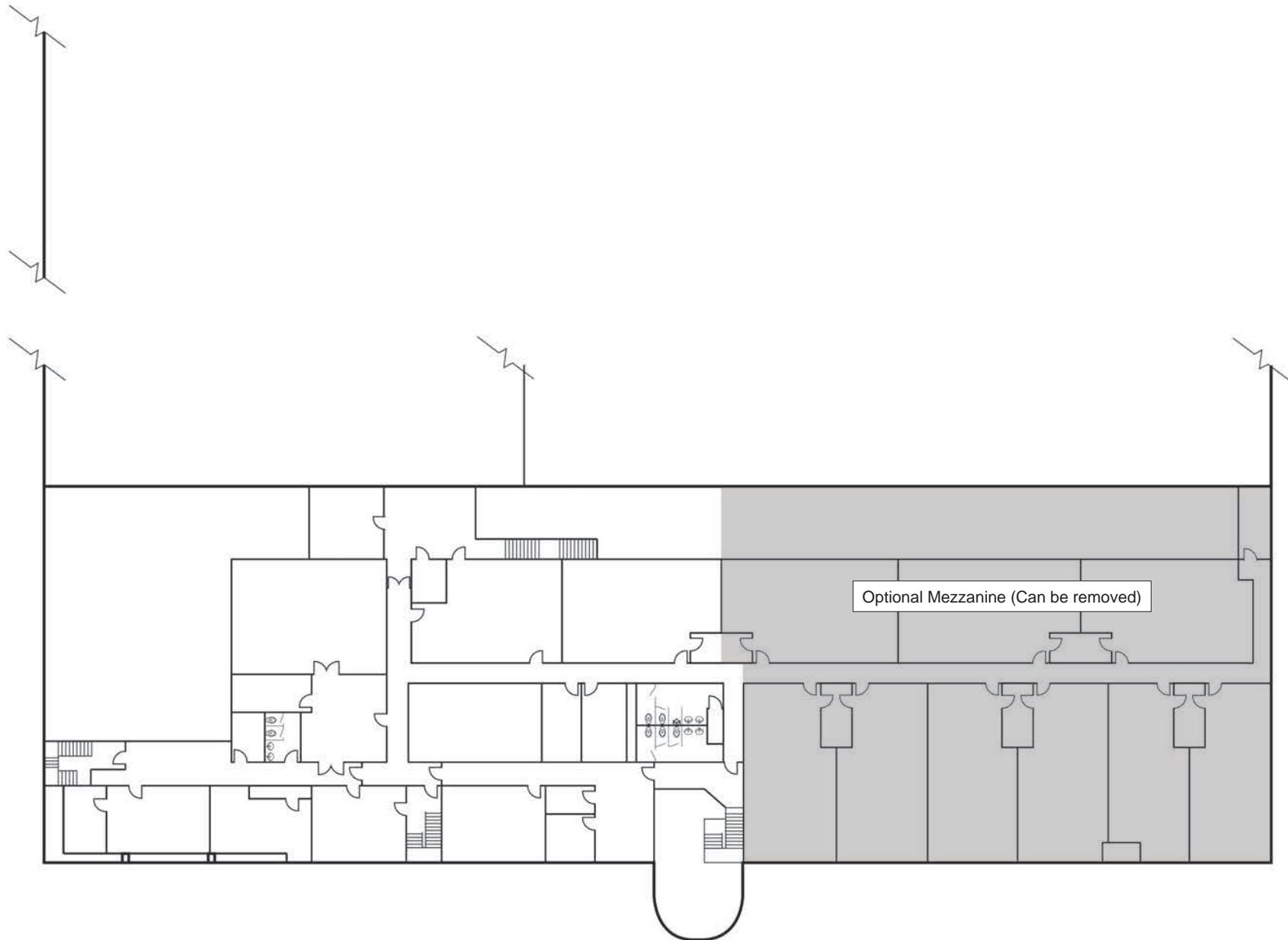


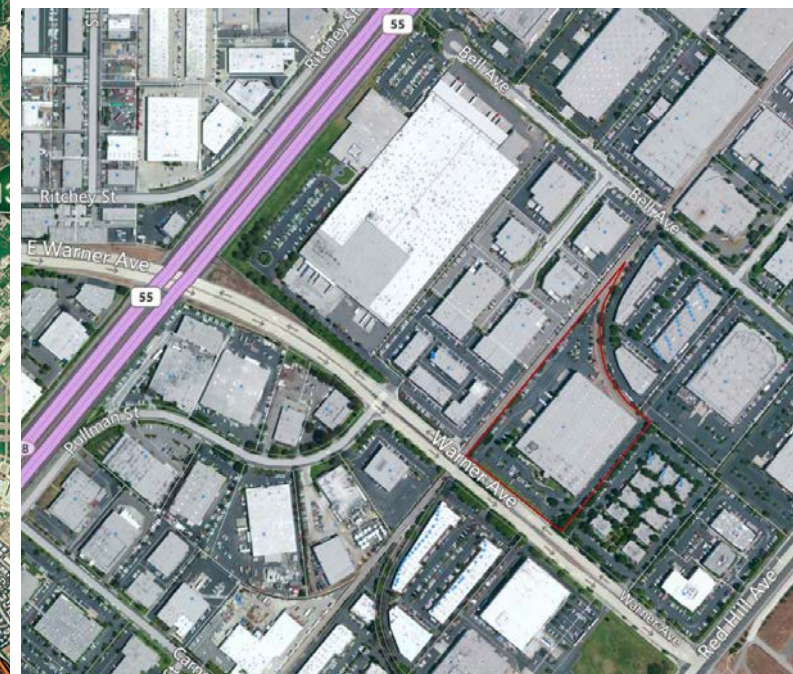
BUILDING FEATURES

- ±154,040 SF Freestanding, Two-Story Industrial/R&D Building or ±140,000 SF w/ Offices To Suit (Landlord can Eliminate up to ±14,000 SF of Mezzanine Offices)
- Up to ±54,040 SF of Improved Lab & Office Area - Includes: Showroom Area, Kitchens, Conference Rooms and Classrooms
- 16 DH Doors / 2 GL Doors
- Sprinklered: .60 GPM per 3,000 SF
- 26' Clear Height
- T-5 Lighting & Skylights
- Freight Elevator in Warehouse
- Shop Restrooms
- Year Built: 1973, Rehabbed 1989-93 & 2014
- Concrete Tilt-up Construction
- Fenced Yard
- Flexible Parking Options
- Zoning: Planned Community Industrial
- Rail Service
- Use: Corporate Headquarters / National Parts & Distribution Center
- 4,000 Amps - 277/480 Volts















R&D / LIGHT INDUSTRIAL BUILDING FOR LEASE

±54,040 - 154,040 SF

1231 Warner, Tustin, CA

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