

# FOR LEASE

16680 Armstrong Avenue - 84,200 SF  
Irvine, CA

# Voit

REAL ESTATE SERVICES

Real People. Real Solutions.®



## FEATURES

- **±84,200 Square Feet**
- **Drive Around - Freestanding**
- **4:1,000 Parking**
- **26' Minimum Clearance**
- **±7,880 Square Foot Office**
- **Three (3) 7.5 Ton O/H Cranes**  
**Two (2) 5 Ton O/H Cranes**  
**with Ten Ton Single Rail Capacity**
- **2500 Amps Power, 277/480 Volts**
- **75' Column Spacing**
- **Fire Sprinklered**
- **Below Grade Process Line**
- **Air Line Conduits in Place**
- **9 Oversized Ground Level Doors**
- **8 Dock High Positions Possible**



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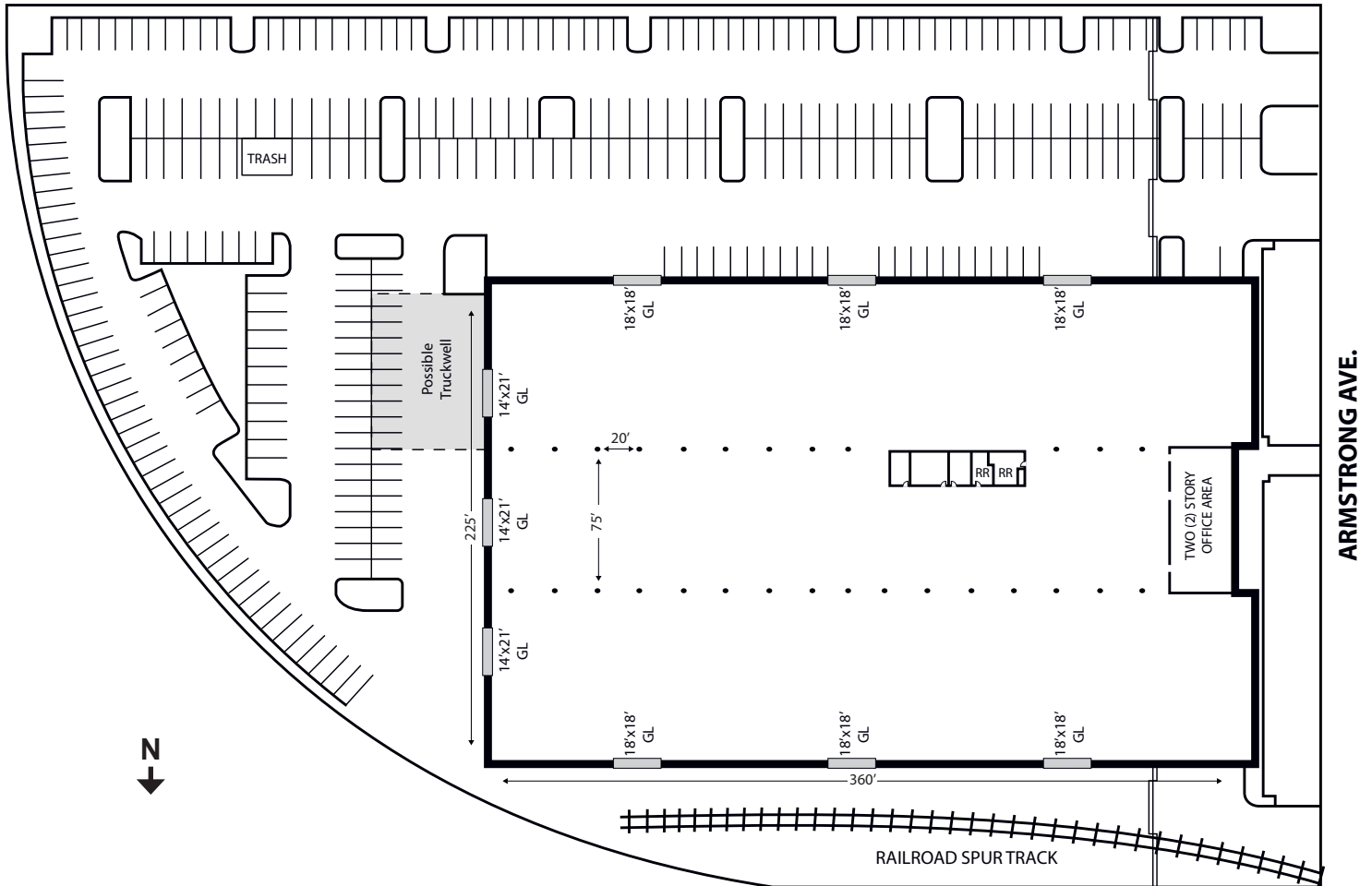
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## ADDITIONAL FEATURES

- (7) 18' x 18', (2) 12' x 18' GL Doors
- Shop Restrooms
- Fenced Yard (Extra Large)
- Low Net Costs
- Restaurant and Business Support Services within Walking Distance
- 1 Parcel South of Barranca Pkwy
- Call to Show

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