

±5,911 SF AVAILABLE FOR SALE

IMPROVED R&D BUILDING IN THE HEART OF IRVINE SPECTRUM

CORNER UNIT WITH EXCELLENT PRIDE OF OWNERSHIP



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**ORANGE
COUNTY
INDUSTRIAL**



**30
MAXWELL**
IRVINE, CALIFORNIA

PROPERTY FEATURES

- ±5,911 SF R&D Building
- ±3,368 SF of Warehouse
- ±2,543 SF of Office
- 2 Private Offices, Conference Room, Creative Open Work Environment with exposed ceilings, and Kitchenette
- 22' Clearance
- Fully Sprinklered
- 400 Amps
- Floor to Ceiling Glass Line on Second Floor
- 1 GL Door
- Prime Irvine Spectrum location
- Near World-Class Retail Amenities
- Expansive Views of Saddleback Mountain & Surrounding Foothills
- Current Association Dues ± \$971.07 per month

FOR MORE INFORMATION, CONTACT:

DALE CAMERA
Senior Vice President
Lic #01313921
949 790 3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
Lic #01786729
949 790 3119
jhelmick@leeirvine.com

ZACH SCHWANER
Associate
Lic #02009623
949 790 3159
zschwaner@leeirvine.com

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FLOOR PLAN



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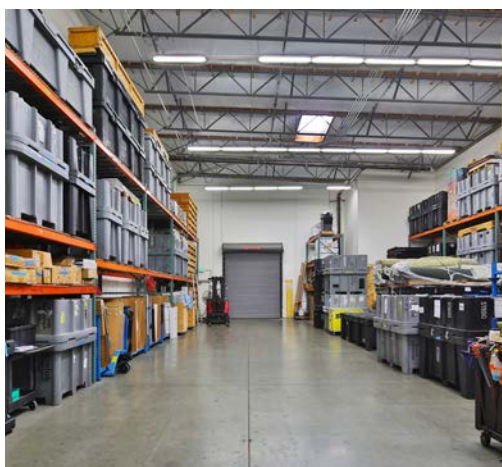
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