

# FOR LEASE ±3,184 Sq. Ft.

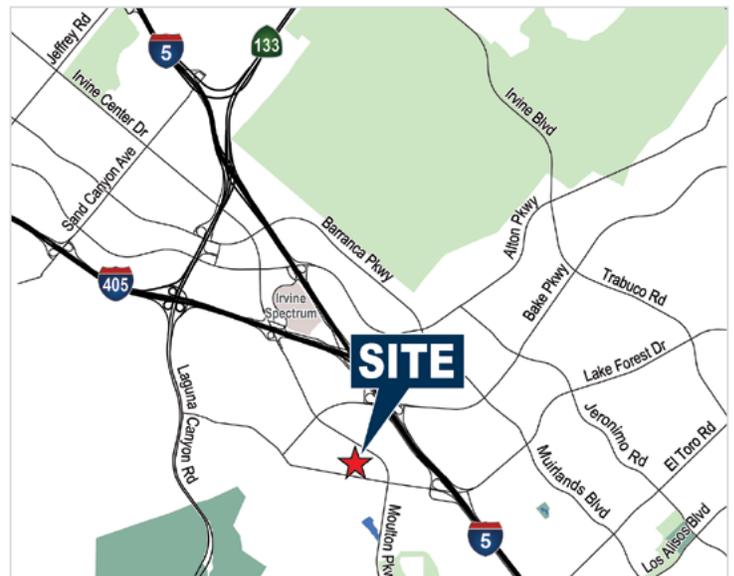
## INDUSTRIAL R&D UNIT

52 Maxwell, Irvine, CA



### Property Features

- ± 3,184 Sq. Ft. Industrial Unit
- ± 1,935 Sq. Ft. of Above Standard Office
- ± 1,249 Sq. Ft. Warehouse
- 22' Minimum Warehouse Clearance
- Constructed in 2006
- 225 Amps of 277/480 Volt (Verify)
- Fire Sprinklers
- One (1) 12' x 14' Ground Level Door
- Full Glass Walls in Office
- Prestigious Location in the Irvine Spectrum Submarket
- 3:1000 Parking (10 Stalls - 2 of Which Are Reserved)
- Excellent Access to 5, 405 and 133 Freeways
- \$1.73 PSF NNN Plus \$0.58 NNN Expenses



### MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner  
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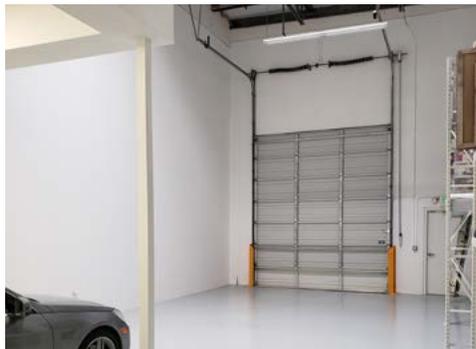
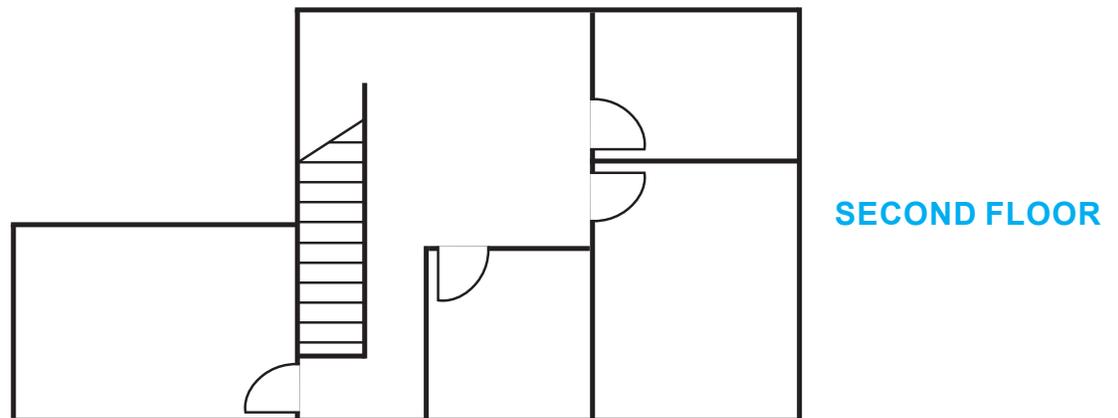
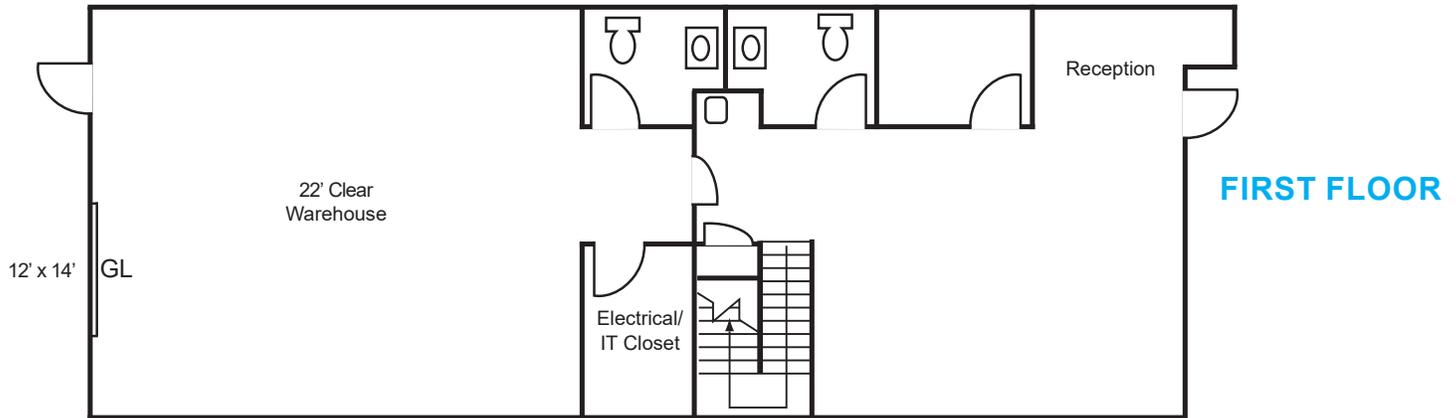
**Voit**  
REAL ESTATE SERVICES

**HV** HEFNER  
VERNICK  
TEAM

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