



**FOR SALE**

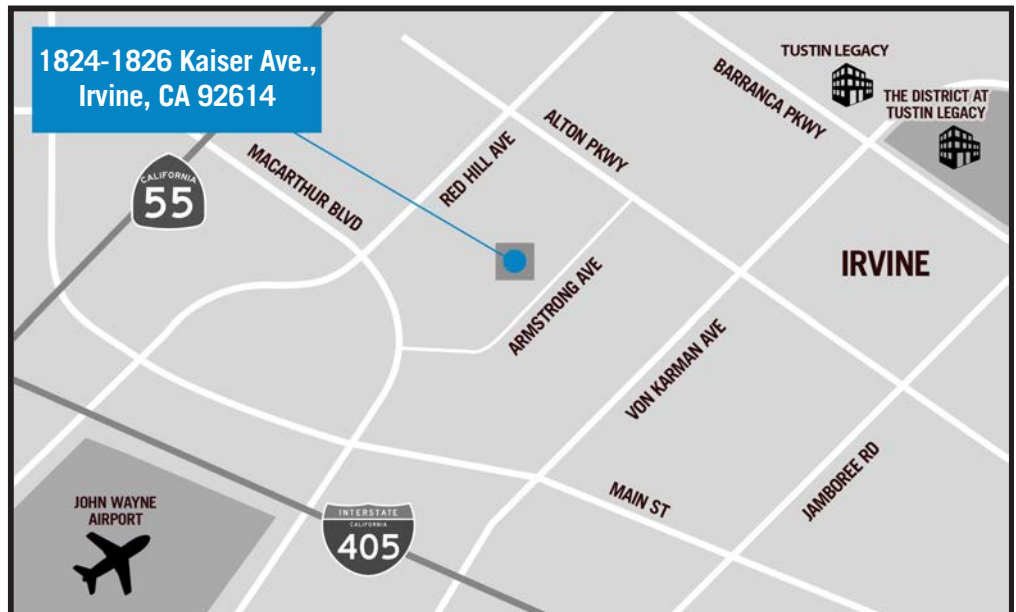
**13,000 Square Foot Building**  
Exceptional LEASED Investment Property

**PROPERTY FEATURES:**

- Single Occupant  
Leased through November 2026
- Building Size: 13,000 Sq. Ft.
- Lot Size: 0.7028 ac / 30,613 Sq. Ft.
- 400 AMPS; 120/208 Volt,  
3 Phase, 4 Wire
- Easy Access to 5, 55, & 405  
Freeways
- 1<sup>st</sup> Year NOI: \$213,158



**1824-1826 Kaiser Ave., Irvine CA 92614**



This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

**FOR FURTHER  
DETAILS:**

**PARKER ROBERTS**  
parker@tricoREALTY.com  
License #01994597

**DAVID KLING**  
david@tricoREALTY.com  
License #01965659

**Trico Realty, Inc.**  
3100-A Pullman Street  
Costa Mesa, CA 92626  
(714) 751-4420 • License #00342120

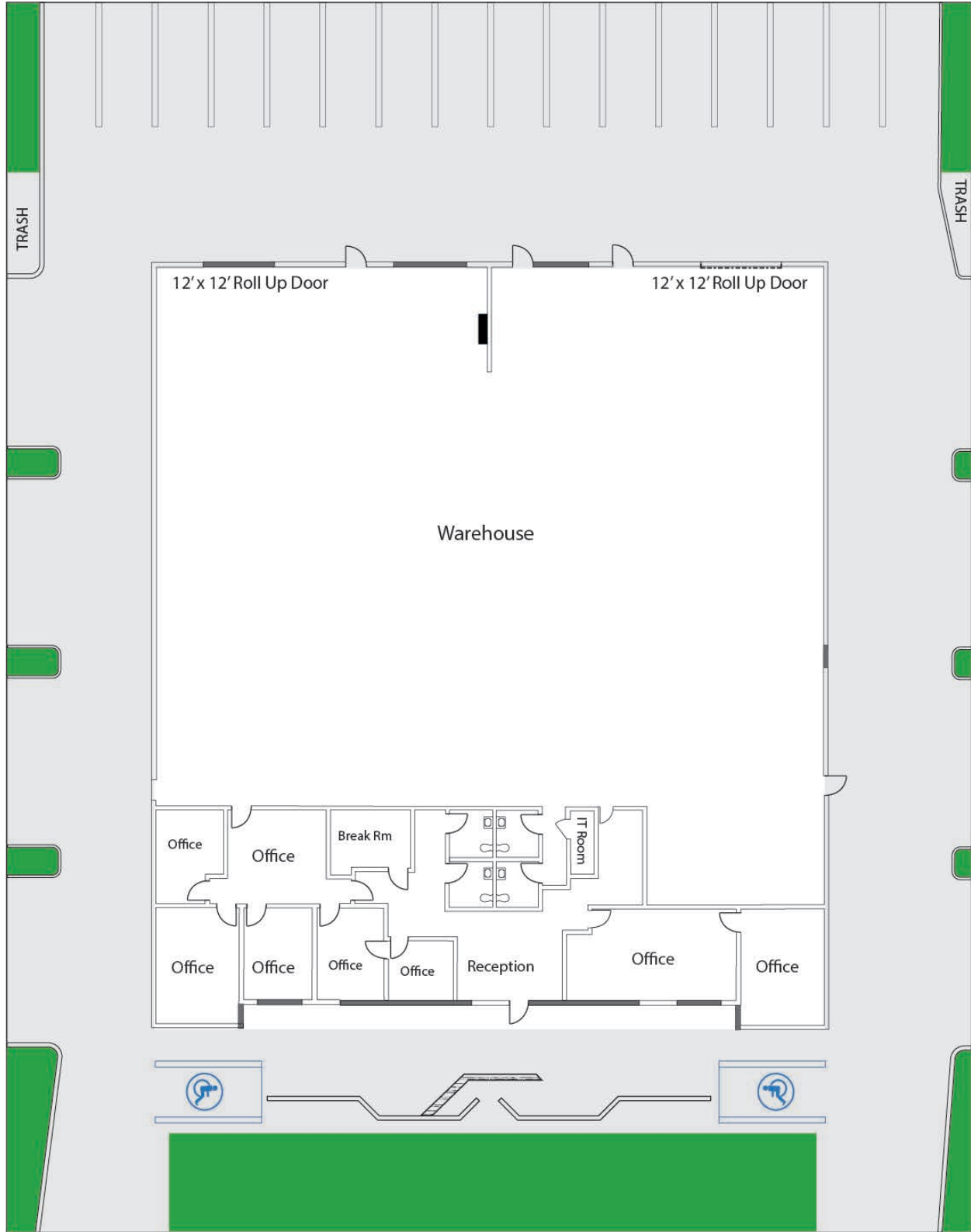
For additional information  
Visit our Website at [www.TricoRealty.com](http://www.TricoRealty.com)



1824-1826 Kaiser Avenue  
Irvine, CA 92614

FOR SALE

13,000 Square Foot Building  
Exceptional LEASED Investment Property



KAISER AVENUE

**Trico Realty, Inc.**

3100-A Pullman Street  
Costa Mesa, CA 92626

(714) 751-4420 • License #00342120

For additional information  
Visit our Website at [www.TricoRealty.com](http://www.TricoRealty.com)

