

# think bigger

17421 DERIAN, IRVINE  
90,061 SQ. FT.  
AIRPORT AREA



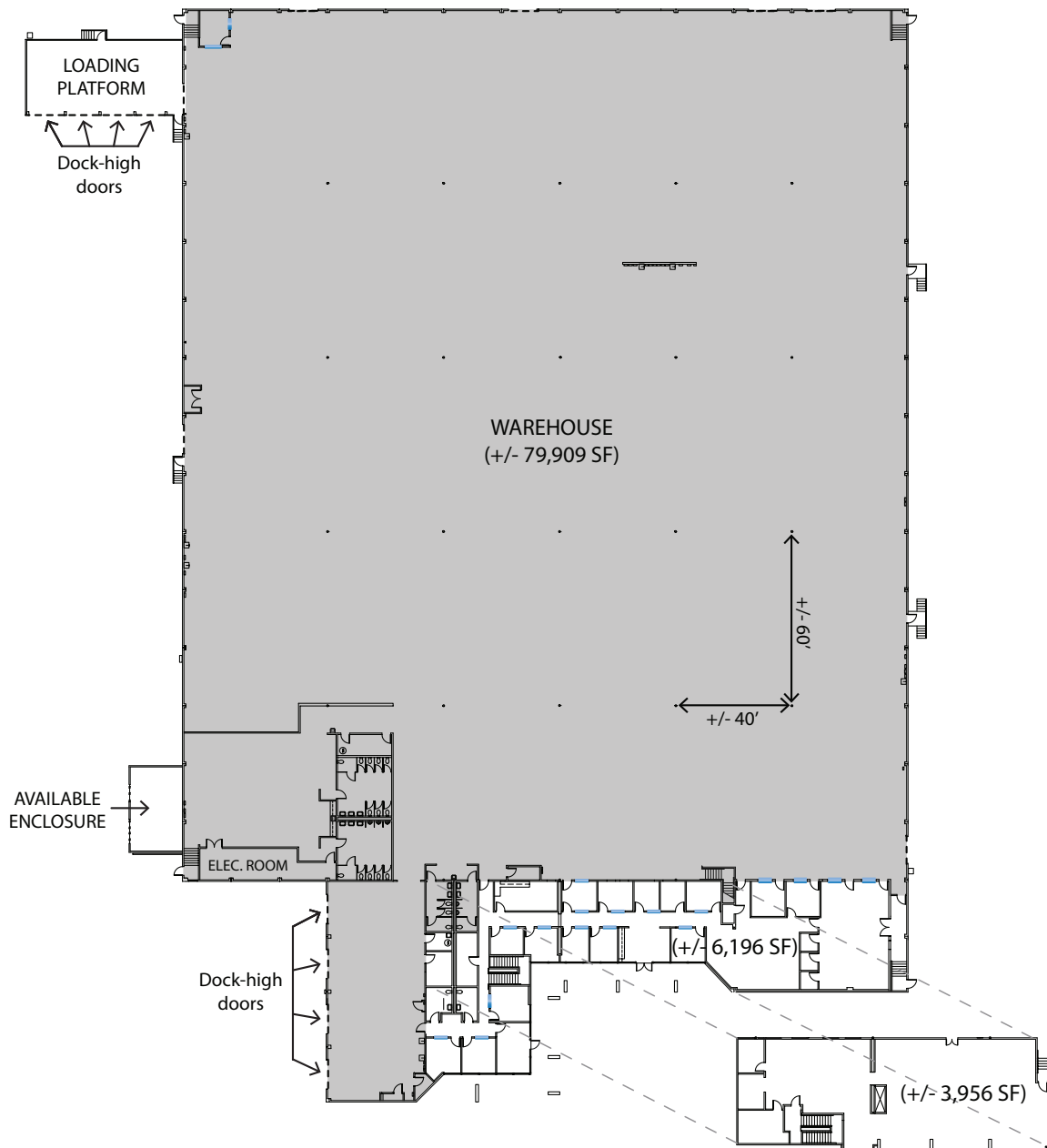
Experience **17421 Derian**, an ideal choice for manufacturing or distribution. Offers building top signage, abundant surface parking and convenient access to dining and retail amenities.

 **IRVINE COMPANY**

# specifications

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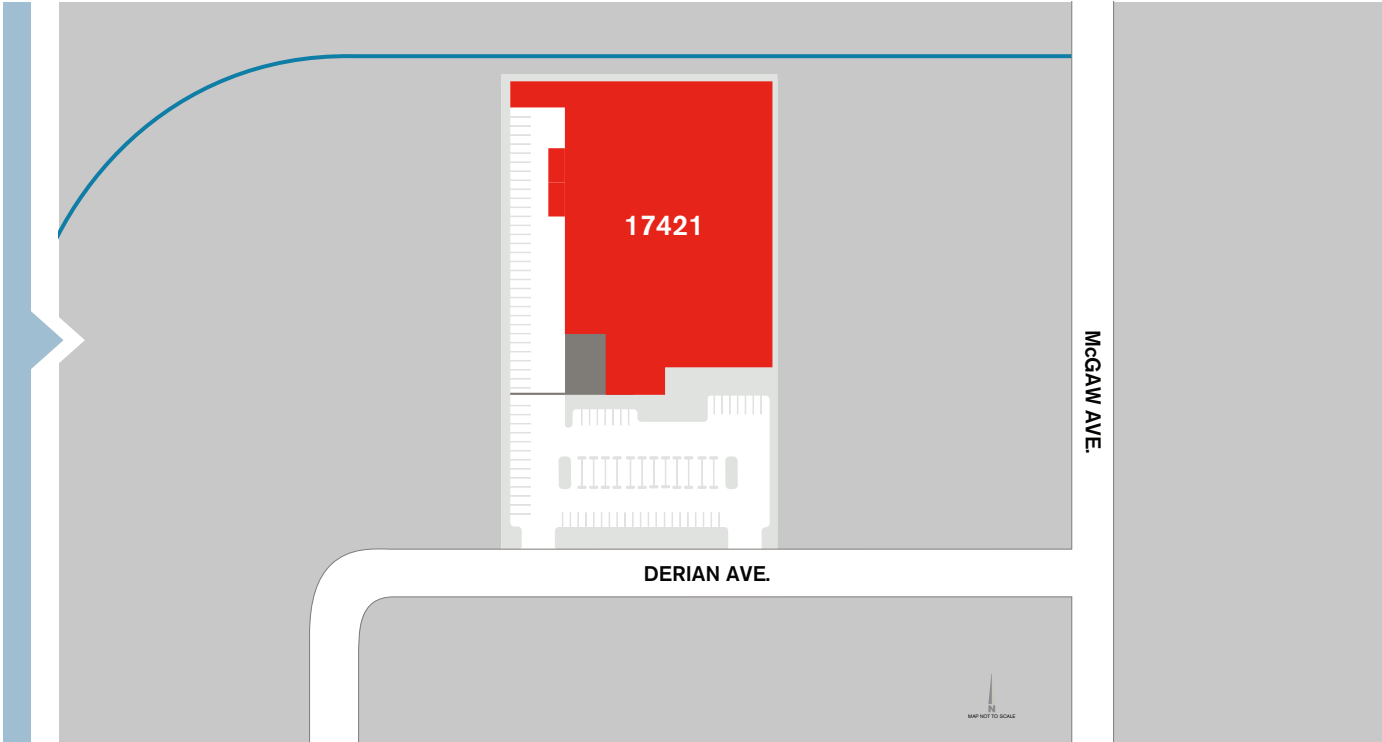
- First Floor Office:
  - Office Space: 6,196 sq. ft.
  - Warehouse: 79,909 sq. ft.
  - Mezzanine Office: 3,956 sq. ft.
- Truck Loading:
  - Eight (8) Dock High Doors
- Parking: 1.55: 1,000 sq. ft.
- Electrical:
  - One 1,200 AMP Service
  - One 2,000 AMP Service
  - Both at 277/480 Volts
- Warehouse Clearance:  $\pm 27'$
- Column Spacing: 60' x 40'
- Fully Sprinklered





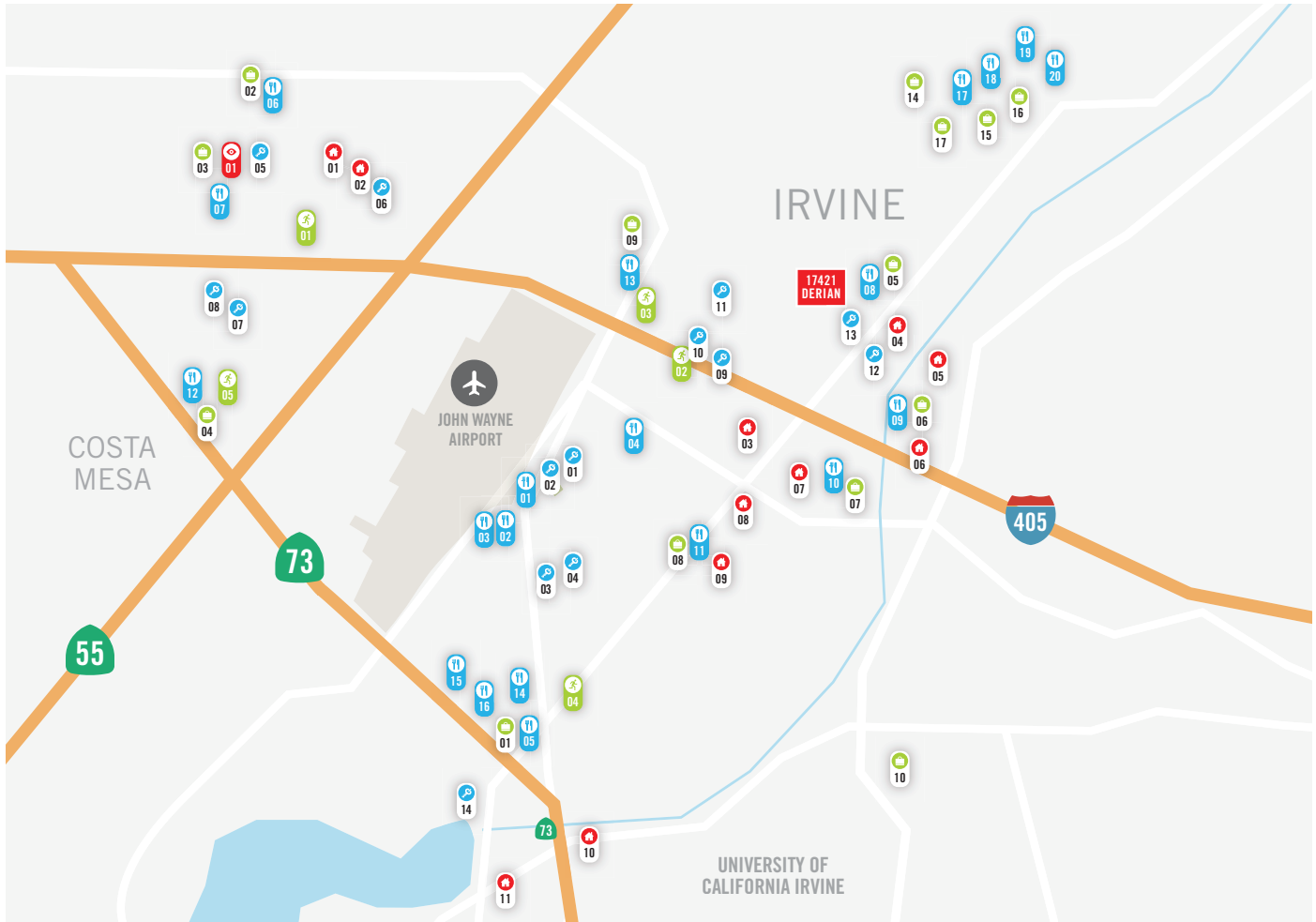
# site plan

17421 DERIAN, IRVINE | 90,061 SQ. FT.



# airport area

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## POPULAR IN THE AREA

### DINE

- 01 Bistango
- 02 Bosscat Kitchen & Libations
- 03 Ten Asian Bistro
- 04 Trade Food Hall
- 05 Back Bay Court
- 06 Bristol Center
- 07 South Coast Plaza
- 08 Diamond Jamboree
- 09 Harvard Place
- 10 Park Place
- 11 Jamboree Promenade
- 12 The LAB Anti-Mall
- 13 The Square
- 14 Il Barone Ristorante
- 15 Juliette Kitchen & Bar
- 16 MOULIN
- 17 Portola Coffee Roasters
- 18 The Winery Restaurant & Wine Bar
- 19 Lucille's Smokehouse
- 20 Whole Foods Market

### SHOP

- 01 Back Bay Court
- 02 Bristol Center
- 03 South Coast Plaza
- 04 The LAB Anti-Mall
- 05 Diamond Jamboree
- 06 Harvard Place
- 07 Park Place
- 08 Jamboree Promenade
- 09 The Square
- 10 University Town Center
- 11 Fashion Island
- 12 Whole Foods Market
- 13 Bristol Farms
- 14 Von Karman Plaza
- 15 Target
- 16 Costco
- 17 The District

### STAY

- 01 Atrium Hotel
- 02 Hilton Irvine
- 03 Renaissance Hotel
- 04 Extended Stay America
- 05 The Westin South Coast Plaza
- 06 Costa Mesa Marriott
- 07 Hilton Costa Mesa
- 08 Crowne Plaza Costa Mesa
- 09 Hilton Garden Inn
- 10 Sonesta
- 11 Embassy Suites by Hilton
- 12 Residence Inn by Marriott
- 13 Courtyard by Marriott
- 14 Marriott Bayview

### SEE

- 01 Segerstrom Center for the Arts

### LIVE

- 01 3400 Avenue of the Arts
- 02 The Enclave at South Coast
- 03 Central Park West Apartments
- 04 Camden Main & Jamboree Apartments
- 05 San Marco Apartment Homes
- 06 Villa Coronado Apartment Homes
- 07 Park Place Apartment Homes
- 08 Villa Siena Apartment Homes
- 09 Toscana Apartments
- 10 Baypointe Apartment Homes
- 11 Newport North Apartment Homes

### WORKOUT

- 01 24 Hour Fitness
- 02 24 Hour Fitness
- 03 Equinox Orange County
- 04 Equinox Newport Beach
- 05 The Camp

**For Leasing Information**  
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