



FREESTANDING INDUSTRIAL BUILDING SUITABLE FOR OFFICE AND WAREHOUSE USE

PRIME IRVINE BUSINESS COMPLEX LOCATION

BUILDING TOP SIGNAGE FRONTING MCGAW

EASY ACCESS TO THE 405, 55 FREEWAYS AND 73 TOLL ROAD

WITHIN WALKING DISTANCE TO A VARIETY OF SHOPPING AND DINING OPTIONS

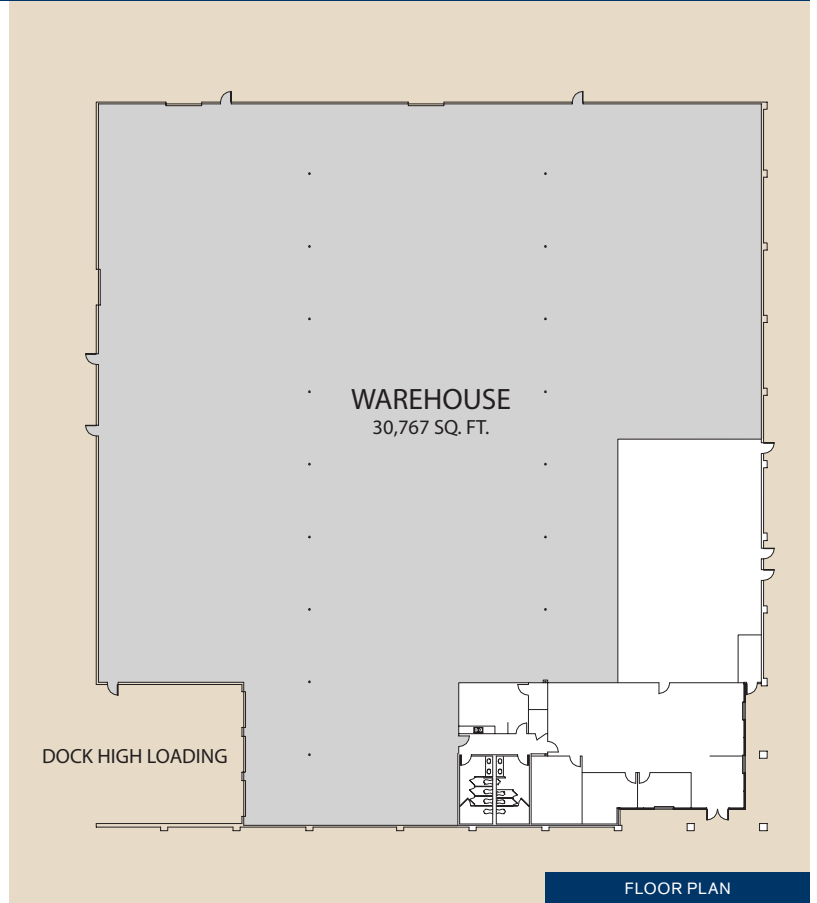
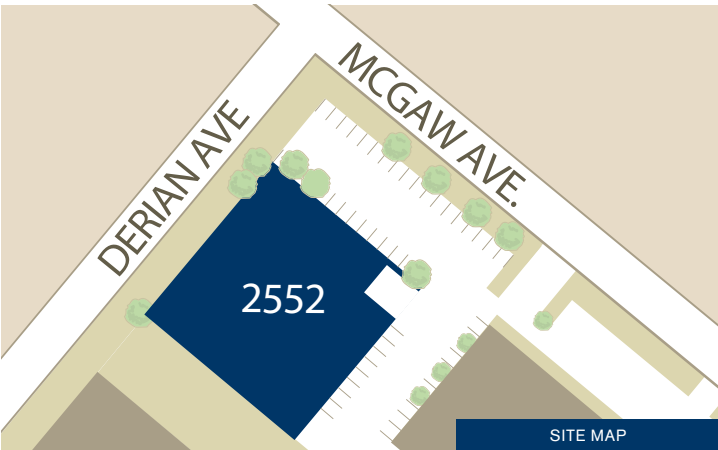
AMPLE AND CONVENIENT SURFACE PARKING

2552 MCGAW
35,988 Square Feet Available

AIRPORT AREA

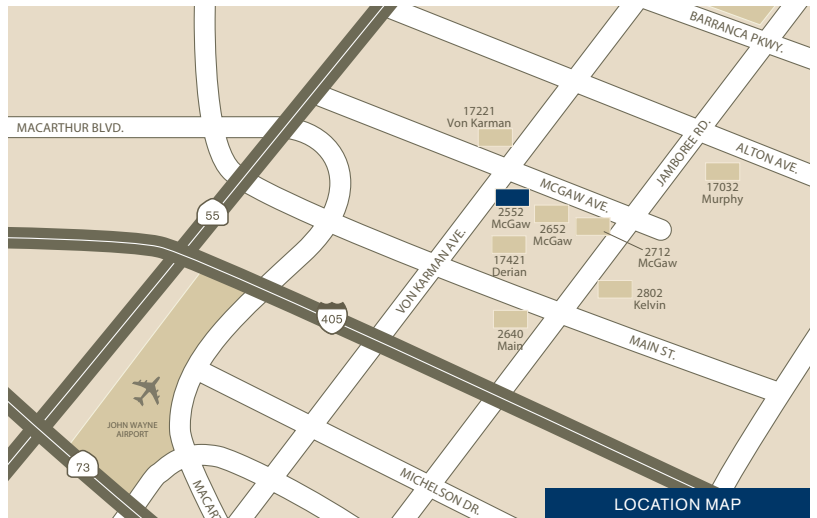
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FEATURES

- Office: 5,221 sq. ft.
- Warehouse: 30,767 sq. ft.
- Truck Loading:
 - Four (4) dock-high doors
- Parking: 1.5/1,000 sq. ft.
- Electrical: 1,200 AMPS, 277/480 volts
- Warehouse Clearance: +/- 20'
- Sprinkler System .19 GPM/1,500 sq. ft.
- Column Spacing: +/- 64'x20'



IRVINECOMPANYOFFICE.COM
 FOR LEASING INFORMATION, CONTACT SUE LYLE
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PREMIER ENVIRONMENTS WHERE YOUR BUSINESS CAN PROSPER

A commitment to long-term ownership, the highest standards of service and the opportunity to move and expand within our diverse portfolio are just a few of the reasons to lease with Irvine Company Office Properties.