# 2712 McGaw Avenue

### IRVINE, CALIFORNIA

40,110 SQUARE FEET AVAILABLE



#### **PROPERTY FEATURES**

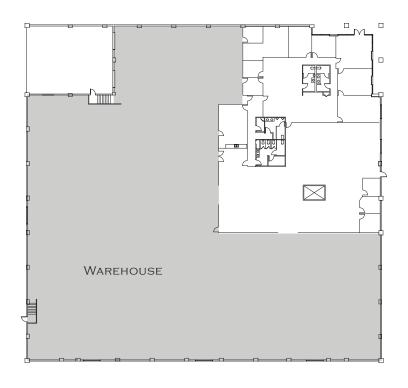
- Excellent Irvine Business Complex location at corner of Jamboree and McGaw
- Minutes to John Wayne Airport
- Easy access to the 405 and 55 Freeways, and the 73 Toll Road
- Building-top signage available
- Ample and convenient surface parking

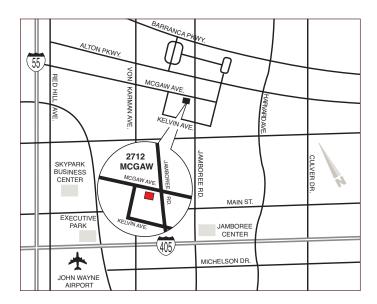


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## FOR LEASE

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#### **BUILDING FEATURES**

• Office: 9,804 sq. ft.

• Warehouse: 30,306 sq. ft.

• Parking: 1.7:1,000

• Electrical: 1,000 amps, 277/480 volts

• Clearance: +/- 18'

• Truck Loading:

• Four (4) dock-high doors

o One (1) ground level door

• Fire sprinklered

• Column Spacing: 20' x 68'



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