

# 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



**THE IRVINE COMPANY**  
**OFFICE PROPERTIES**

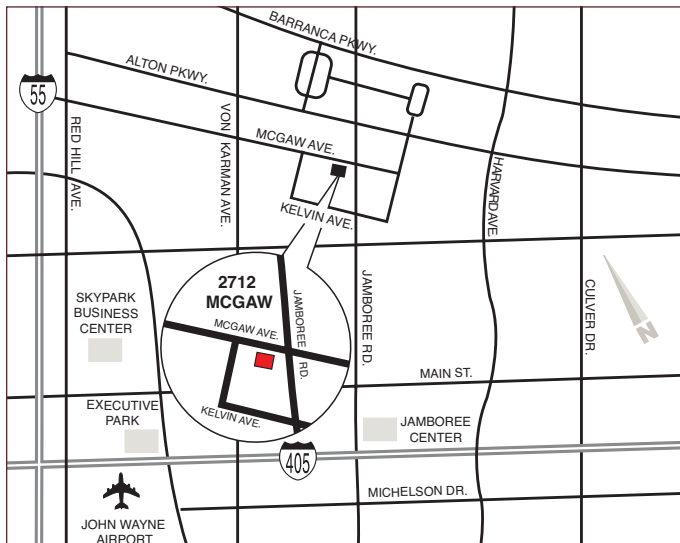
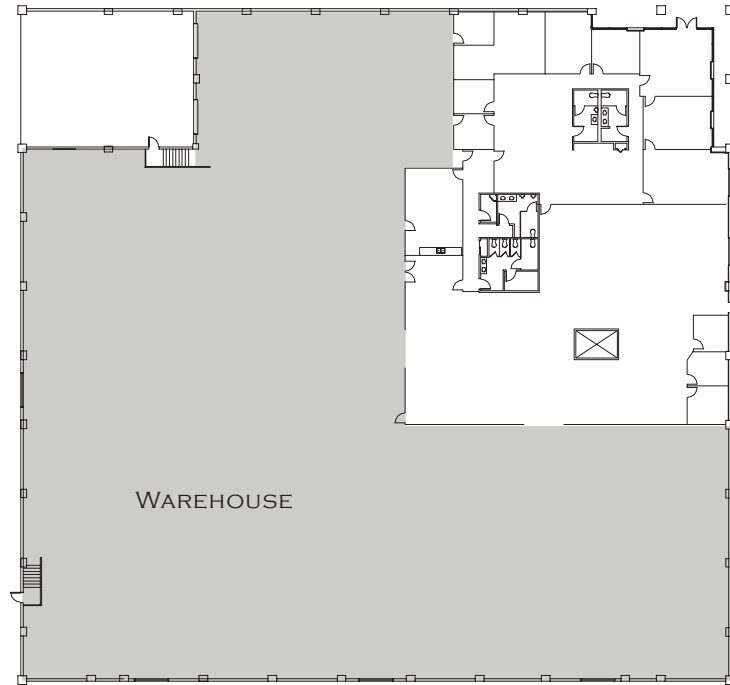
[IrvineOffice.com](http://IrvineOffice.com)

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## FOR LEASE



### 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
  - One (1) ground level door
- Fire sprinklered
- Column Spacing: 20' x 68'



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