



**MARTIN
COMMERCIAL
GROUP**
Commercial Real Estate Services



AVAILABLE FOR LEASE

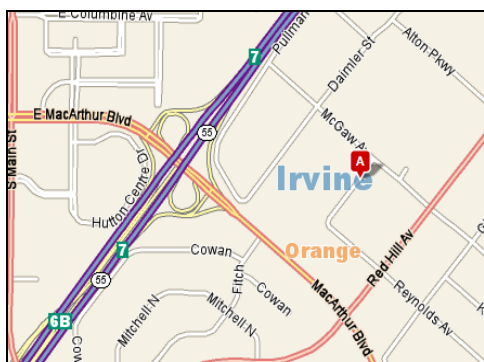
**13,500 SQ. FT. INDUSTRIAL BUILDING
WITH MCGAW FRONTAGE**



1400 MCGAW AVENUE ~ IRVINE

Features:

- Approx. 3,100 Sq. Ft. of Air-Conditioned Office Space
- Four (4) Private Offices, Two (2) Open Bullpens, Conference Room, Break Room, and Server Room
- 600 Amps 277/480V Power (Verify)
- Two (2) 12'x14' GL Loading Doors
- Drive Around Building
- Easy Access to the 55, 5, 405, & 22 Freeways
- Great IBC Location
- Local Management



For More Information
Please Contact:

SAM GREEK

sgreek@mcgre.com
DRE # 01240614

KATELYN LOWDER

klowder@mcgre.com
DRE # 02042766

714.241.1141

1495 E. Warner Avenue
Santa Ana, CA 92705

*Since 1953...
Orange County ~ Inland Empire*

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



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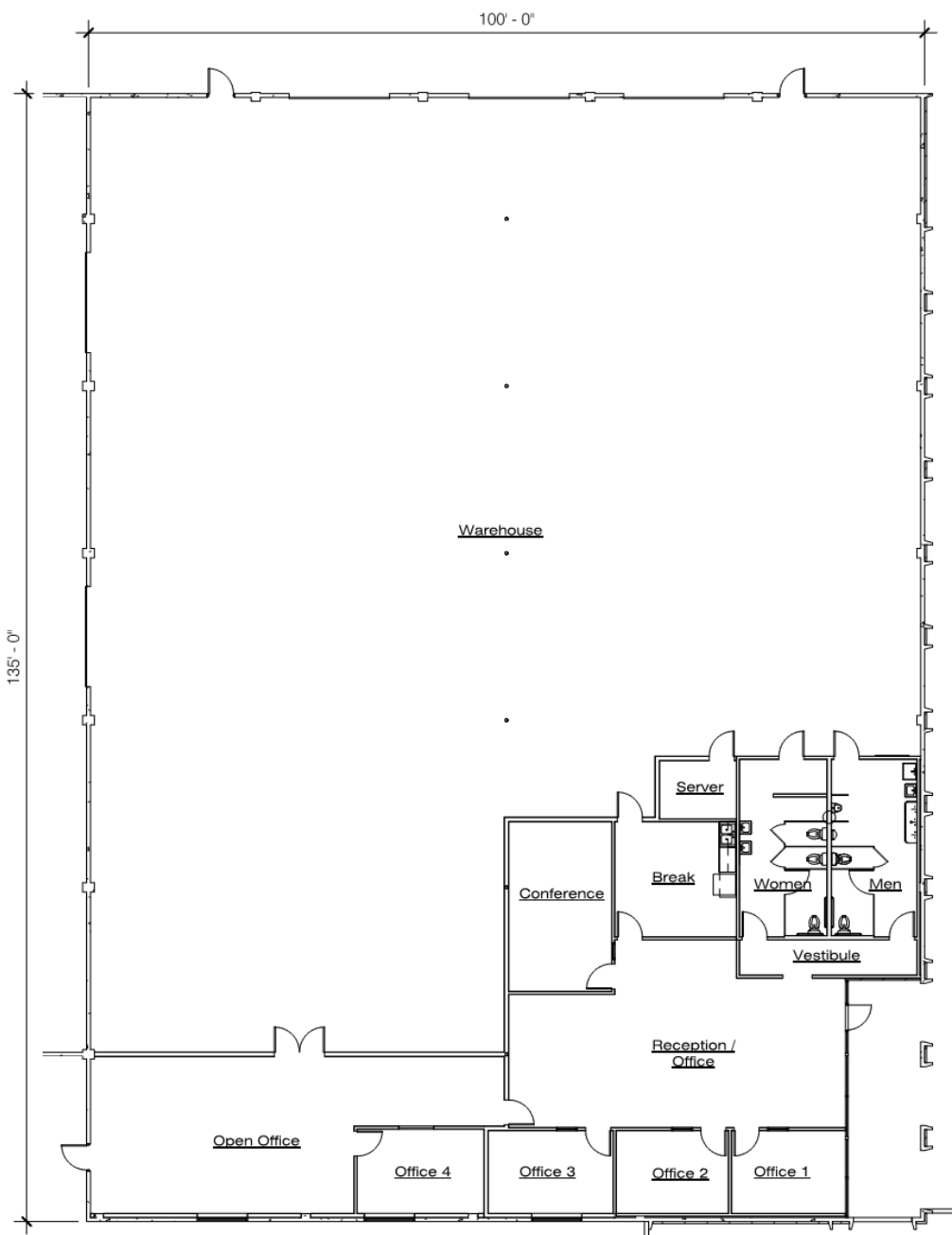
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1400 McGaw Avenue, Irvine, CA 13,500 Sq. Ft.



WWW.MCGRE.COM