

FOR SUBLEASE

1202 McGaw Avenue, Irvine, Ca

*Rare Opportunity
Commercial Kitchen— Approx. 15,000 SF*

- Centrally Located in the Irvine Business District with Excellent Access to the 405 and 55 Frwys.
- Vacant and Ready for Occupancy
- Newly Refreshed Throughout
- 25 Parking Slots
- Available Sublease Term Through 12/31/33



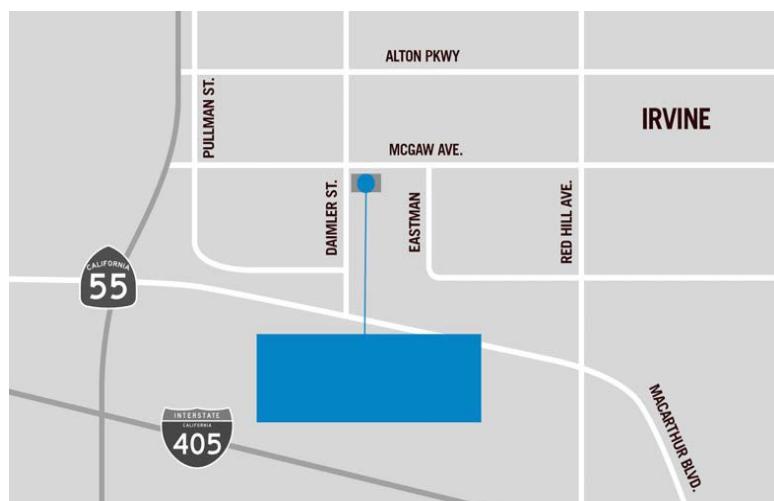
WE KNOW WHAT MATTERS

Commercial Real Estate Services Since 1987

Massy Farzine

714.343.9888

Mfarzine@esdicorp.com



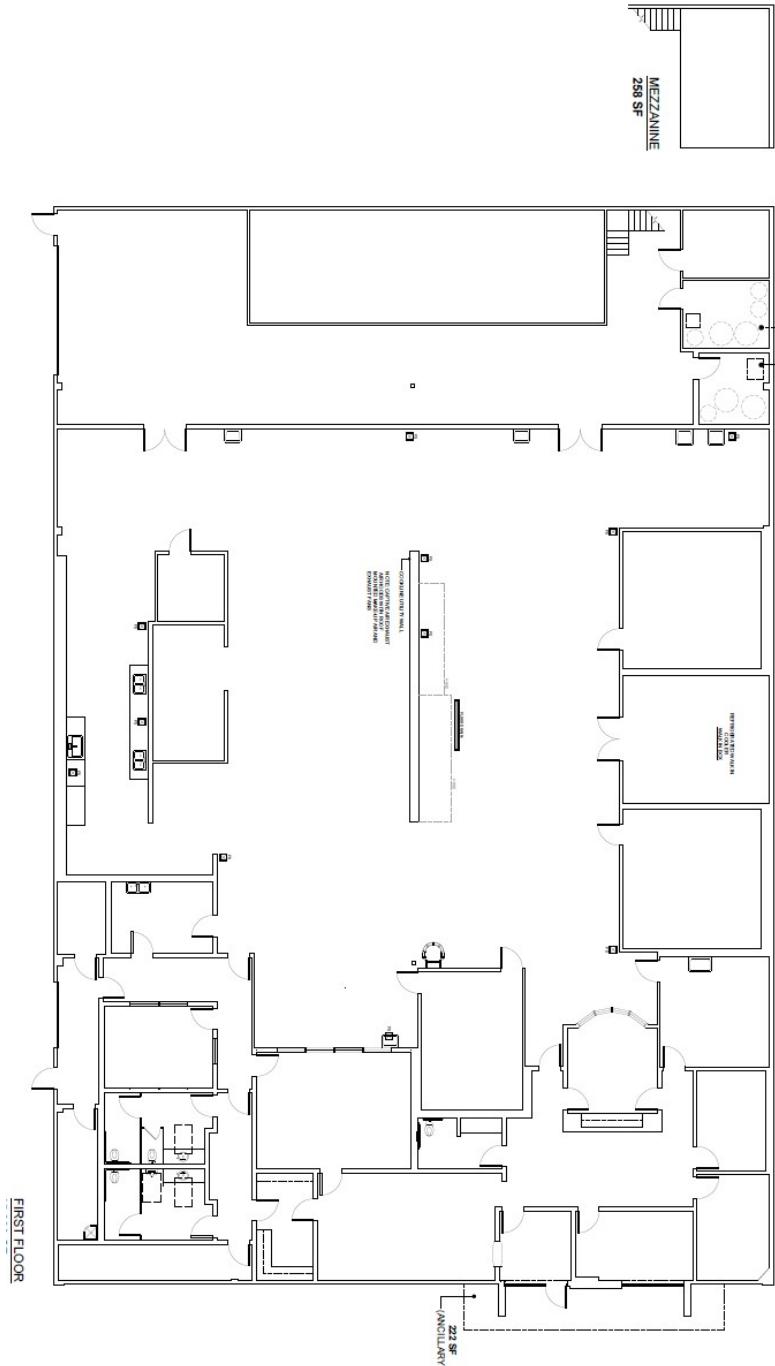
To schedule a tour, please call 714.343.9888

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any listing conditions imposed by our principals.

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\$2.10/sf MG

- **Approx. 5,000 sf office space**
- **2 Walk-in Refrigerators**
- **400 sf Walk-in Freezer**
- **Cooking Hood**
- **Dry Storage area**
- **Two Truck doors**
- **18Ft Clearance**
- **400 AMP, 277/480 Volt, 3 Phase Power**
- **Office and Warehouse Restrooms**
- **100% Office and Warehouse HVAC**

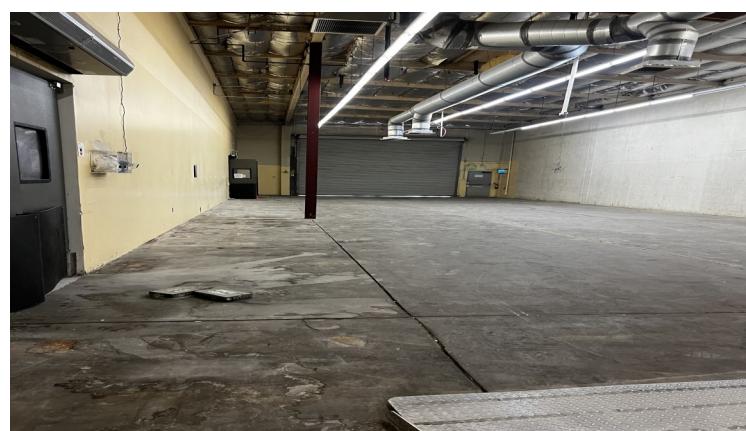


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