

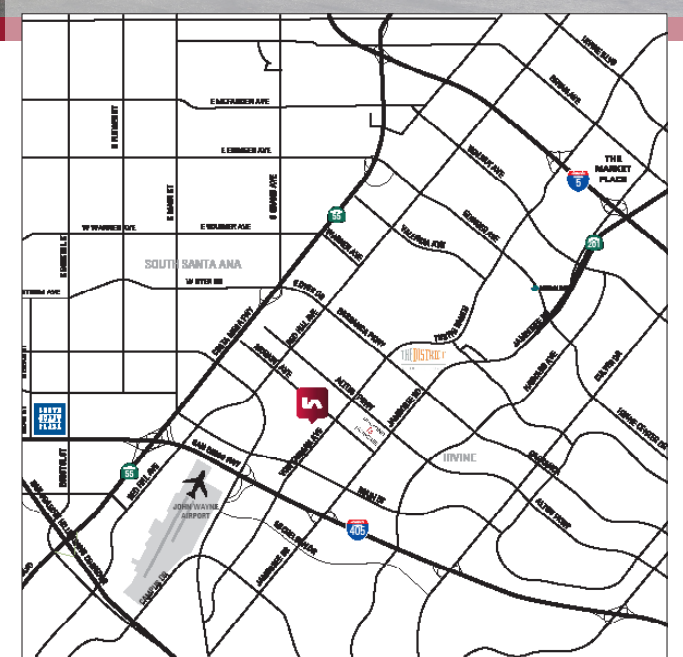
# ±29,825 SF FOR LEASE INDUSTRIAL BUILDING

2004 MCGAW AVENUE | IRVINE, CA



## PROPERTY FEATURES

- » High-Image Freestanding Industrial Building
- » Master Planned Business Park
- » Located in the Heart of the Irvine Business Complex
- » ±10,000 SF of High-End/Creative Office
- » Two (2) Dock High and Three (3) Oversized Ground Level Doors
- » 24' Warehouse Clearance
- » Fully Sprinklered
- » 3.0:1 Parking Ratio
- » 1200 Amps 277/480 V Power
- » Ingress/Egress from McGaw / Von Karman / Gillette
- » Distributed Power



### CONTACT US

**JEFF HIRSCH**

949-533-2424

[jhirsch@lee-associates.com](mailto:jhirsch@lee-associates.com)

DRE #: 00972311

**FRANK ADLER**

949-294-7522

[fadler@lee-associates.com](mailto:fadler@lee-associates.com)

DRE #: 01000048

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

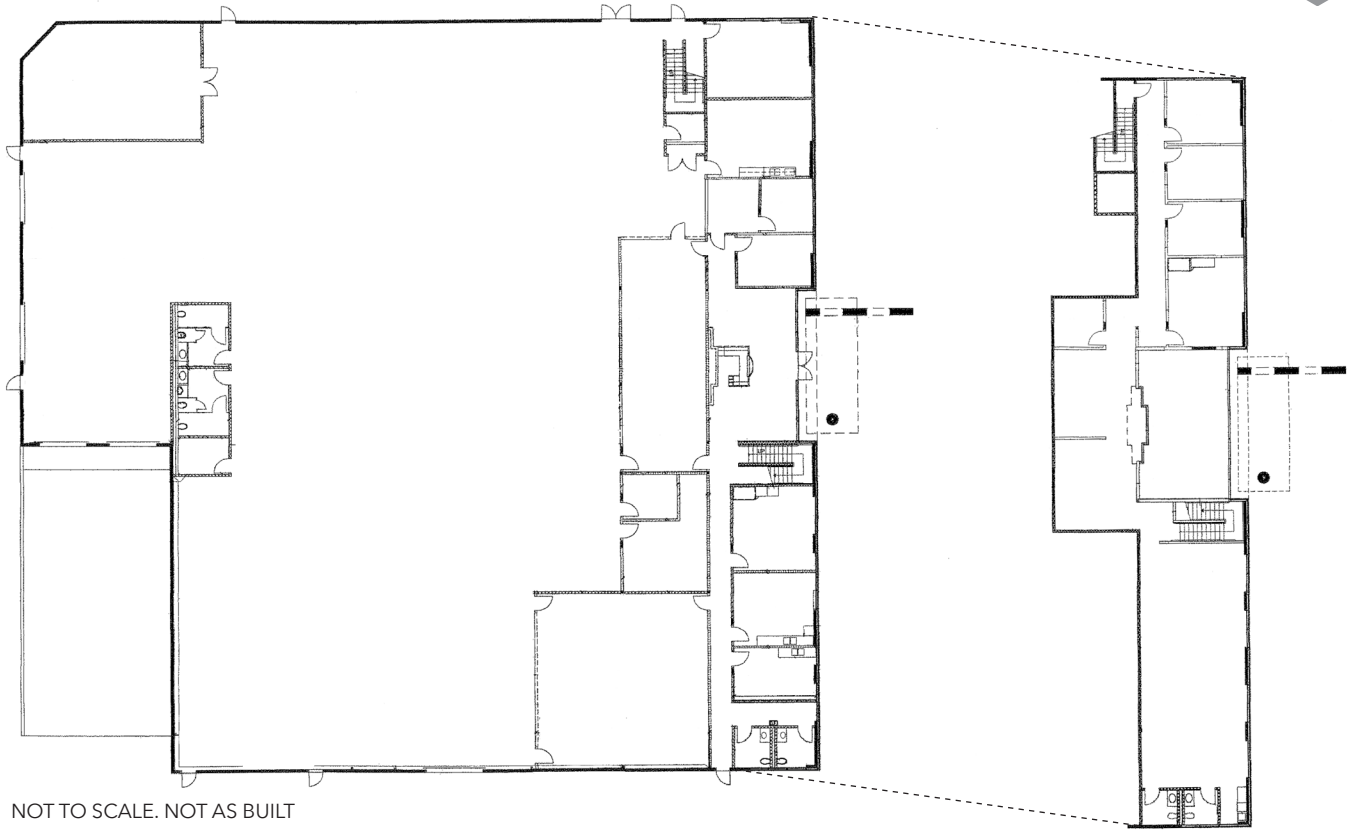
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## PROPERTY SITE PLAN



NOT TO SCALE. NOT AS BUILT



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