

**1062**  
**McGaw Avenue**  
IRVINE ♦ CALIFORNIA

SUITE A - AVAILABLE FOR LEASE - ±52,205 SF

55 Costa Mesa Freeway Frontage (514,700 Cars/Day)



**Video Tour**

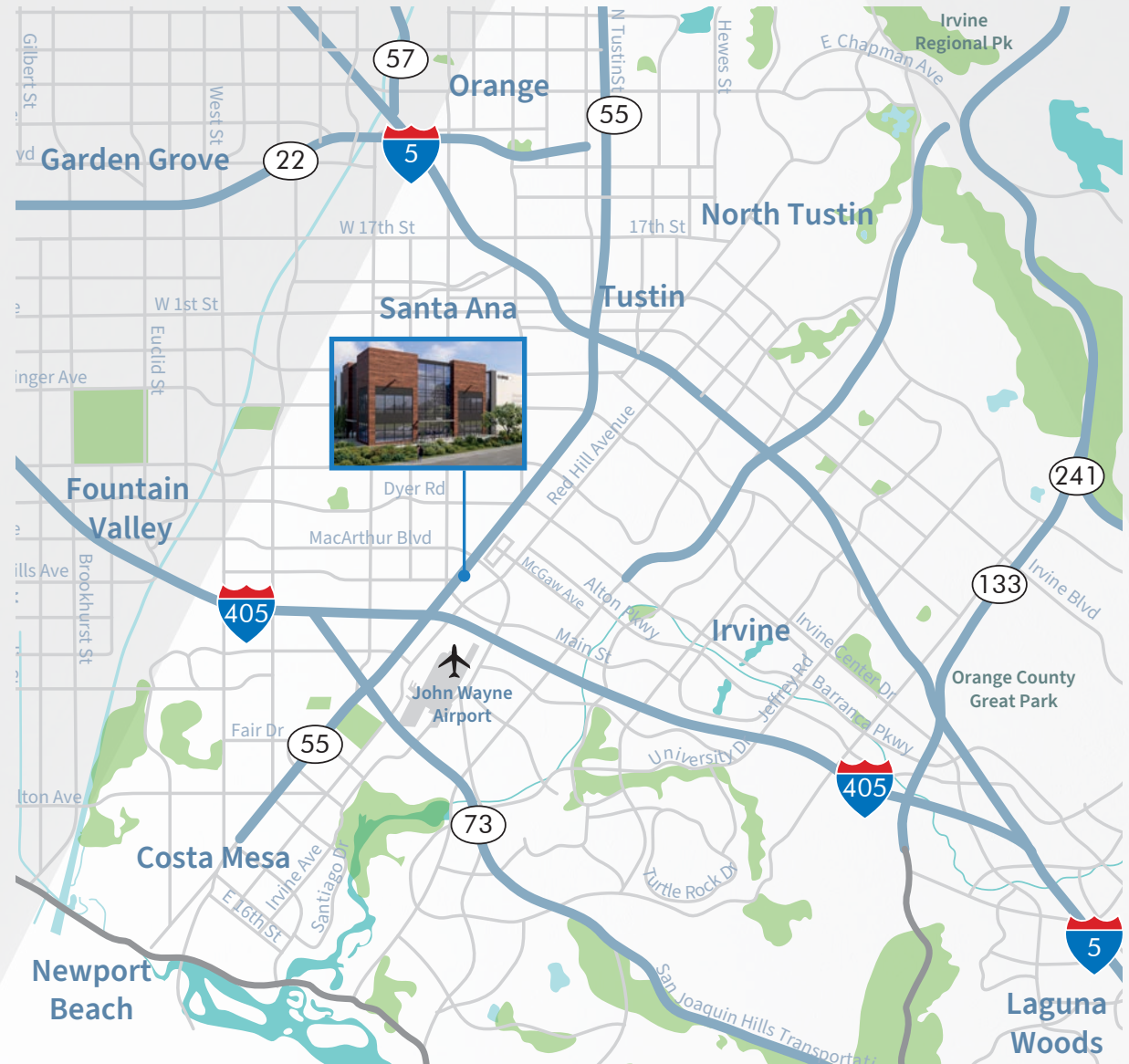


**CBRE**

**ALERE**  
PROPERTY GROUP

# Suite A Features

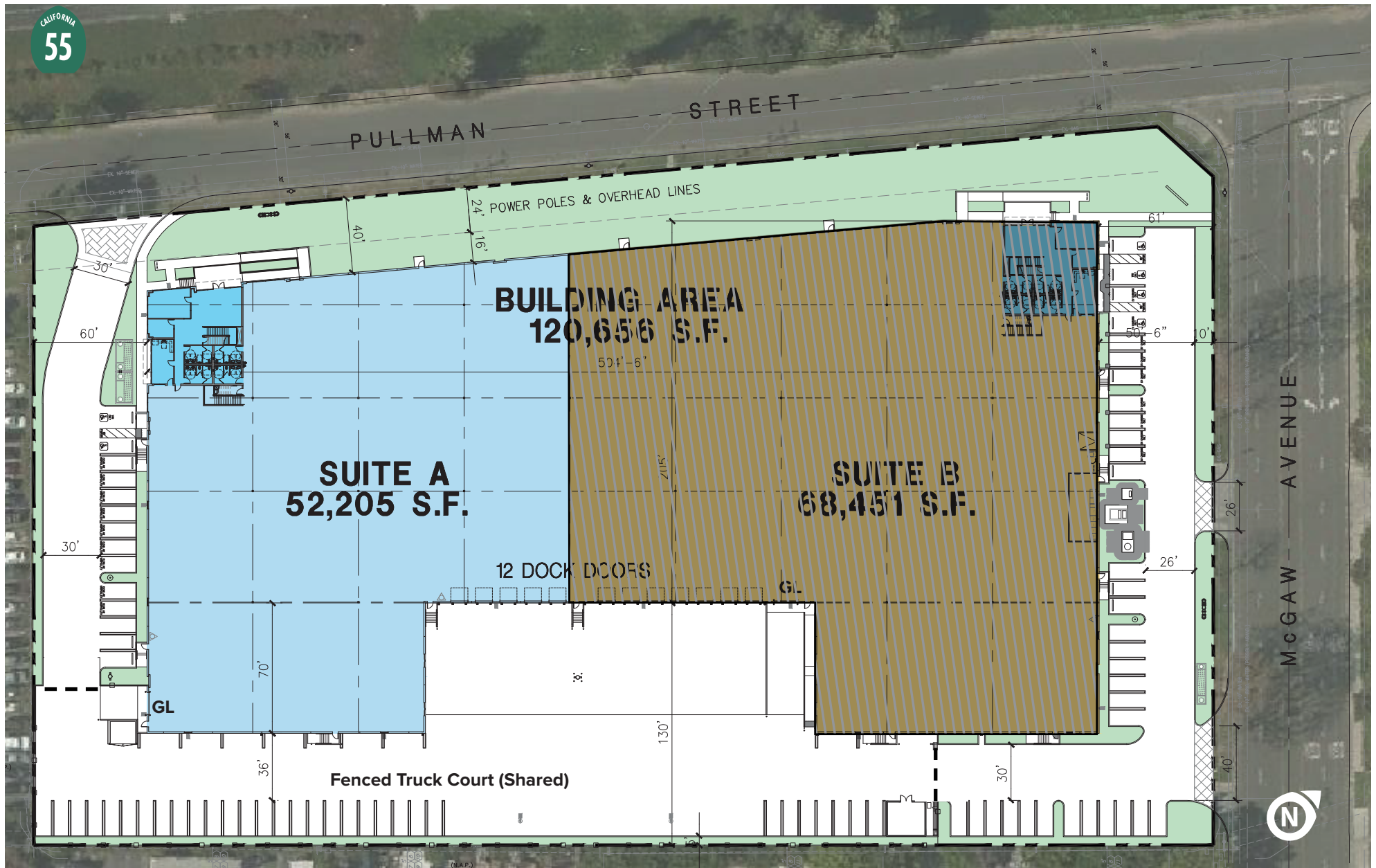
- ±52,205 SF of Industrial Space
- POL ±120,656 SF Building
- ±4,794 SF of Two-Story Spec Office
- Five (5) Dock High Doors
- One (1) Ground Level Loading Door
- 38 Parking Stalls (EV Station Capable)
- TBD Power
- ±36' Warehouse Clearance
- Fenced Truck Court (Shared)
- ESFR Fire Sprinkler w/ K25 Heads at 40 psi
- Highly Visible 55 Freeway Building Signage
- Excellent Access to the Costa Mesa (55), San Diego (405) & Santa Ana (5) Freeways and the Corona Del Mar/San Joaquin (73) Transportation Corridor



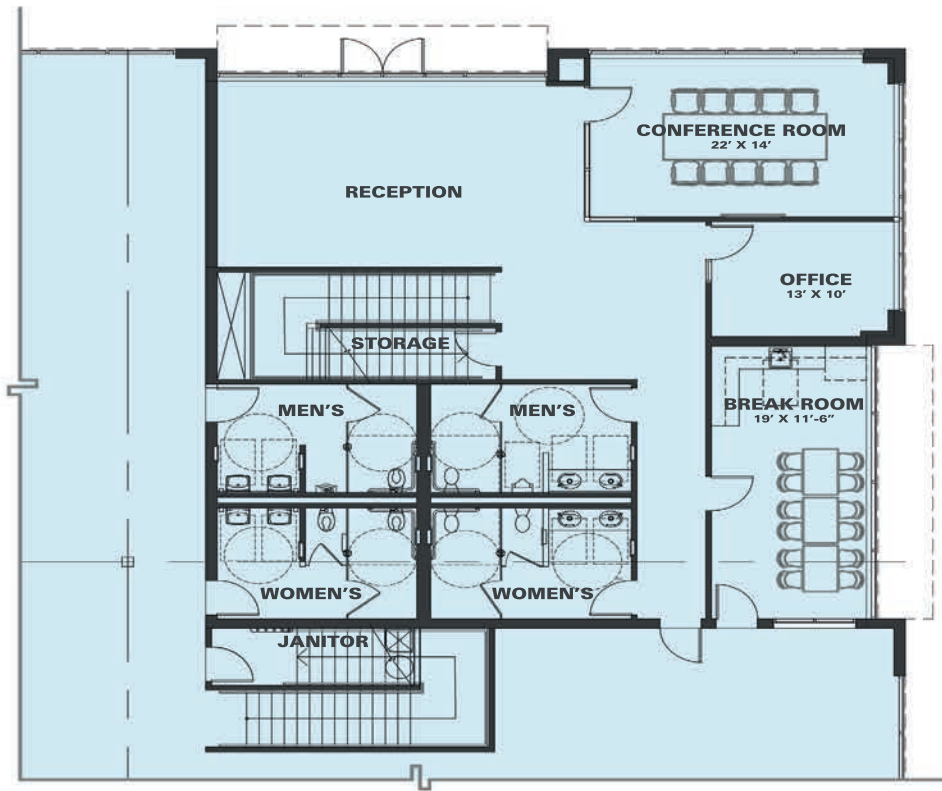


# Site Plan

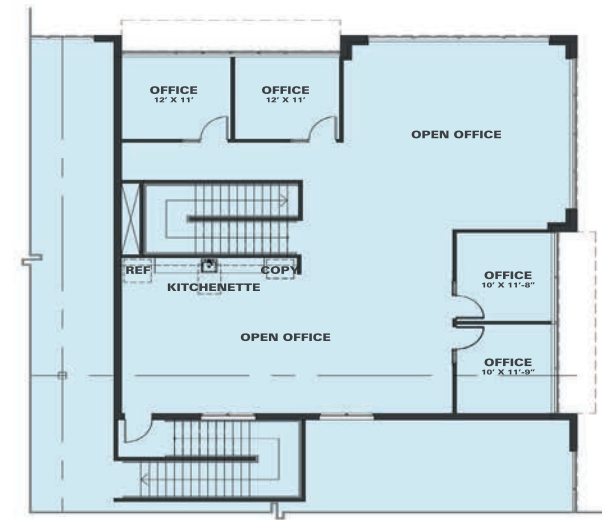
CALIFORNIA  
55



# Office Plans



Ground  
Floor Plan



Mezzanine  
Floor Plan





- 1  
JOHN WAYNE AIRPORT  
±1.9 miles
- 2  
DISTRICT @ TUSTIN LEGACY  
±2.3 miles
- 3  
SOUTH COAST PLAZA  
±3.2 miles
- 4  
THE LAB/THE CAMP  
±3.5 miles
- 5  
MISSION VIEJO  
THE MARKET PLACE  
±5.4 miles
- 6  
FASHION ISLAND  
±7.1 miles

For more information, please contact:

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