

1062
McGaw Avenue
IRVINE ♦ CALIFORNIA

AVAILABLE FOR LEASE - ±120,656 SF

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



Video Tour



CBRE

ALERE
PROPERTY GROUP

Features



±120,656 SF Freestanding Building on a ±5.16 Acre Parcel (Divisible)



±9,252 SF of Two-Story Spec Office in the SW & NW Corners w/ Floor-to-Ceiling Windowline Throughout



Twelve (12) Dock High Doors



Two (2) Ground Level Loading Doors



85 Parking Stalls (EV Station Capable)



2,000 Amp Meter (Expandable)
277/480 Volt (Verify)



±36' Warehouse Clearance



Fenced Truck Court



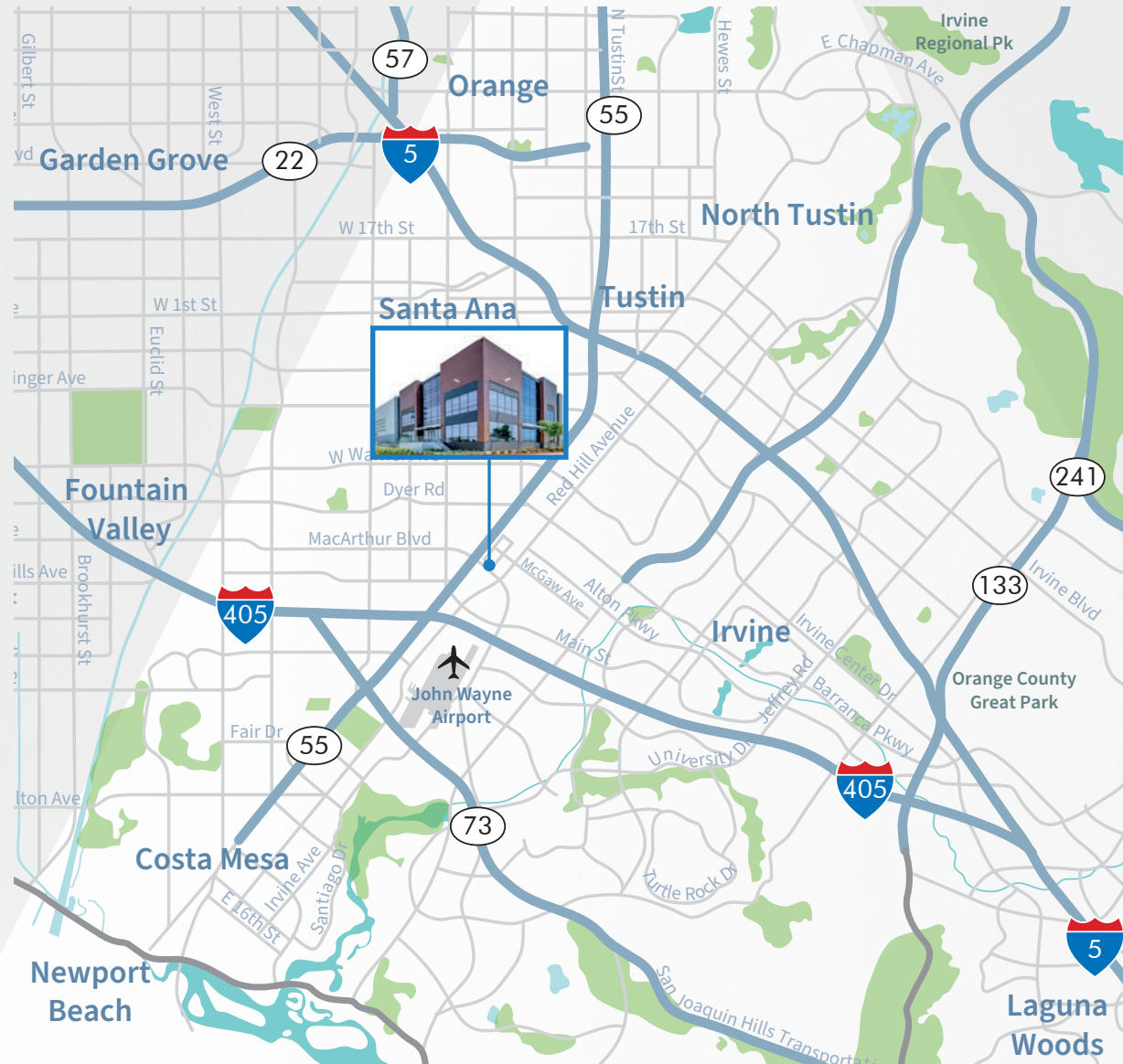
ESFR Fire Sprinklers w/ K25 Heads at 40 psi



Highly Visible 55 Freeway Building Signage

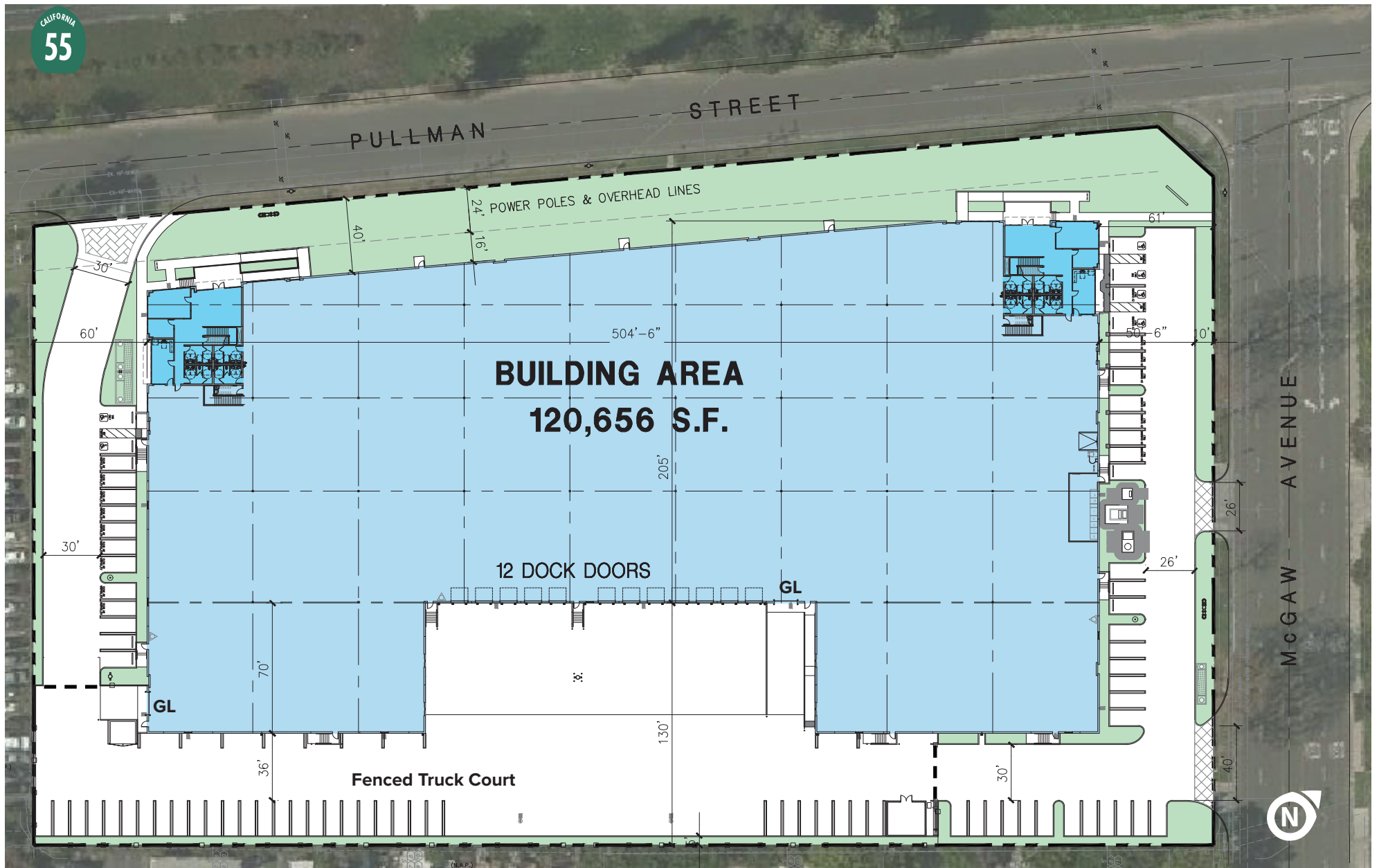


Excellent Access to the Costa Mesa (55), San Diego (405) & Santa Ana (5) Freeways and the Corona Del Mar/San Joaquin (73) Transportation Corridor



Site Plan

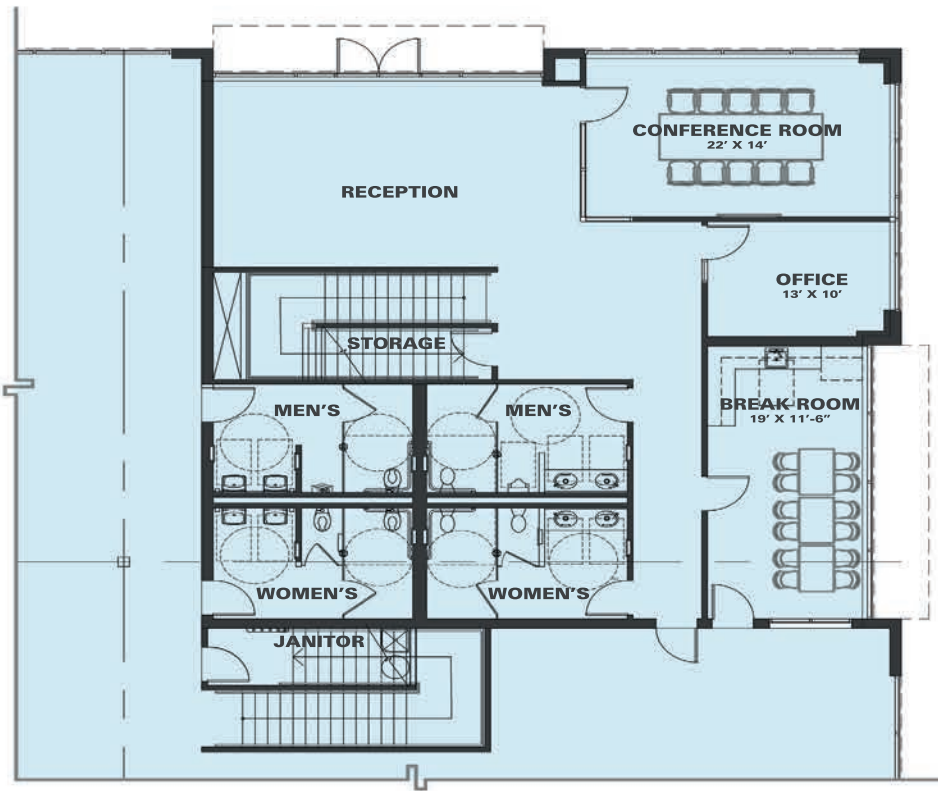
CALIFORNIA
55



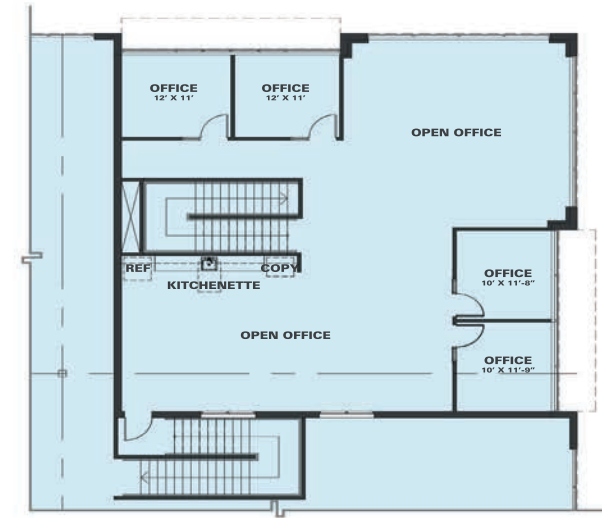


Office Plans

1062



Ground
Floor Plan



Mezzanine
Floor Plan



1st Floor Office Entrance



1st Floor Conference Room w/ Floor-to-Ceiling Windowline



1st Floor Break Room



2nd Floor Kitchenette



- 1
JOHN WAYNE AIRPORT
±1.9 miles
- 2
Limestone Canyon Regional Park
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:

DAVE DESPER

Lic. 01094144

T +1 949 725 8504

dave.desper@cbre.com

NICK SPATAFORE

Lic. 01353378

T +1 949 725 8657

nick.spatafore@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.