

1062
McGaw Avenue
IRVINE ♦ CALIFORNIA

SUITE B - AVAILABLE FOR LEASE - ±68,451 SF

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



Video Tour

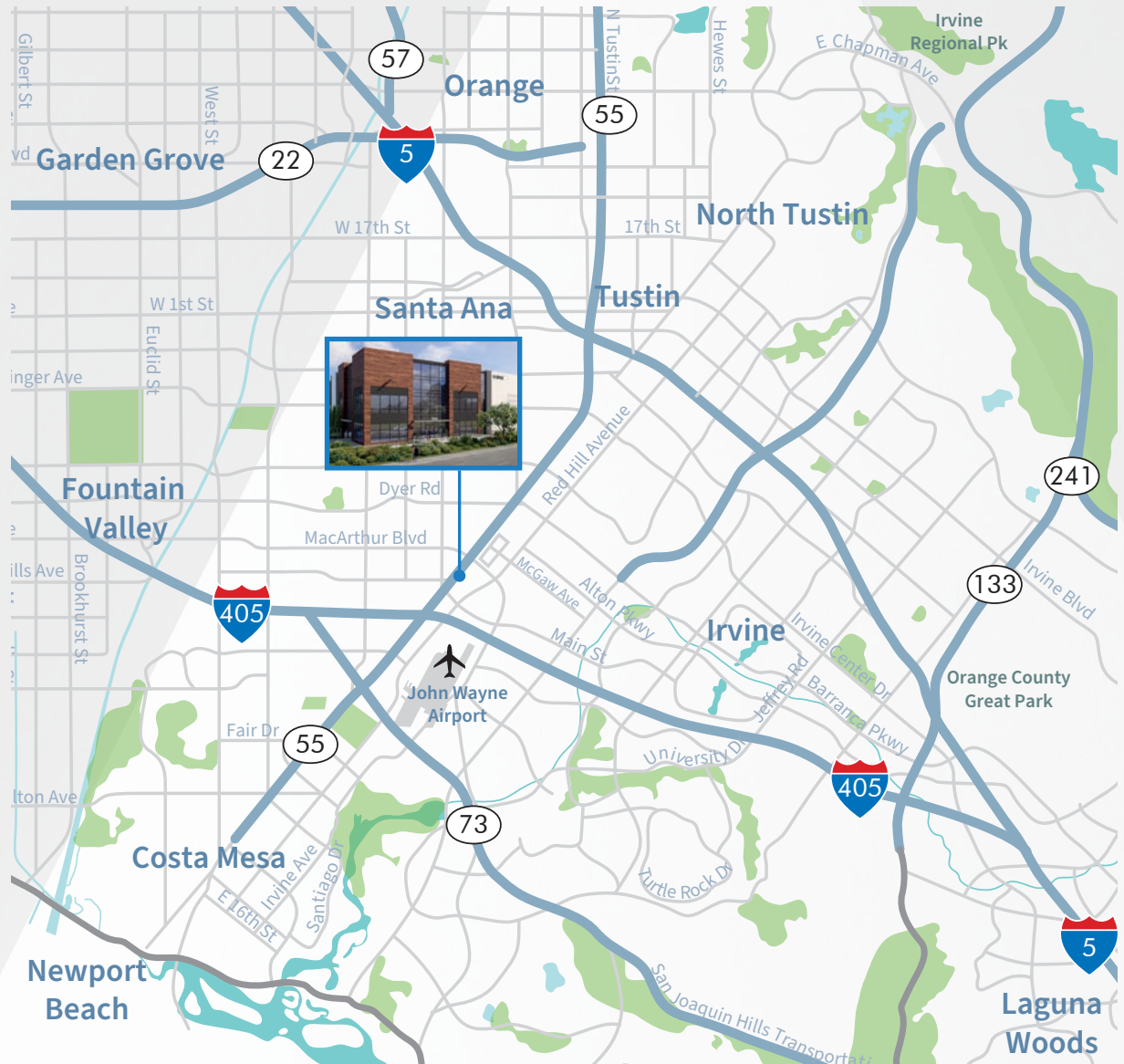


CBRE

ALERE
PROPERTY GROUP

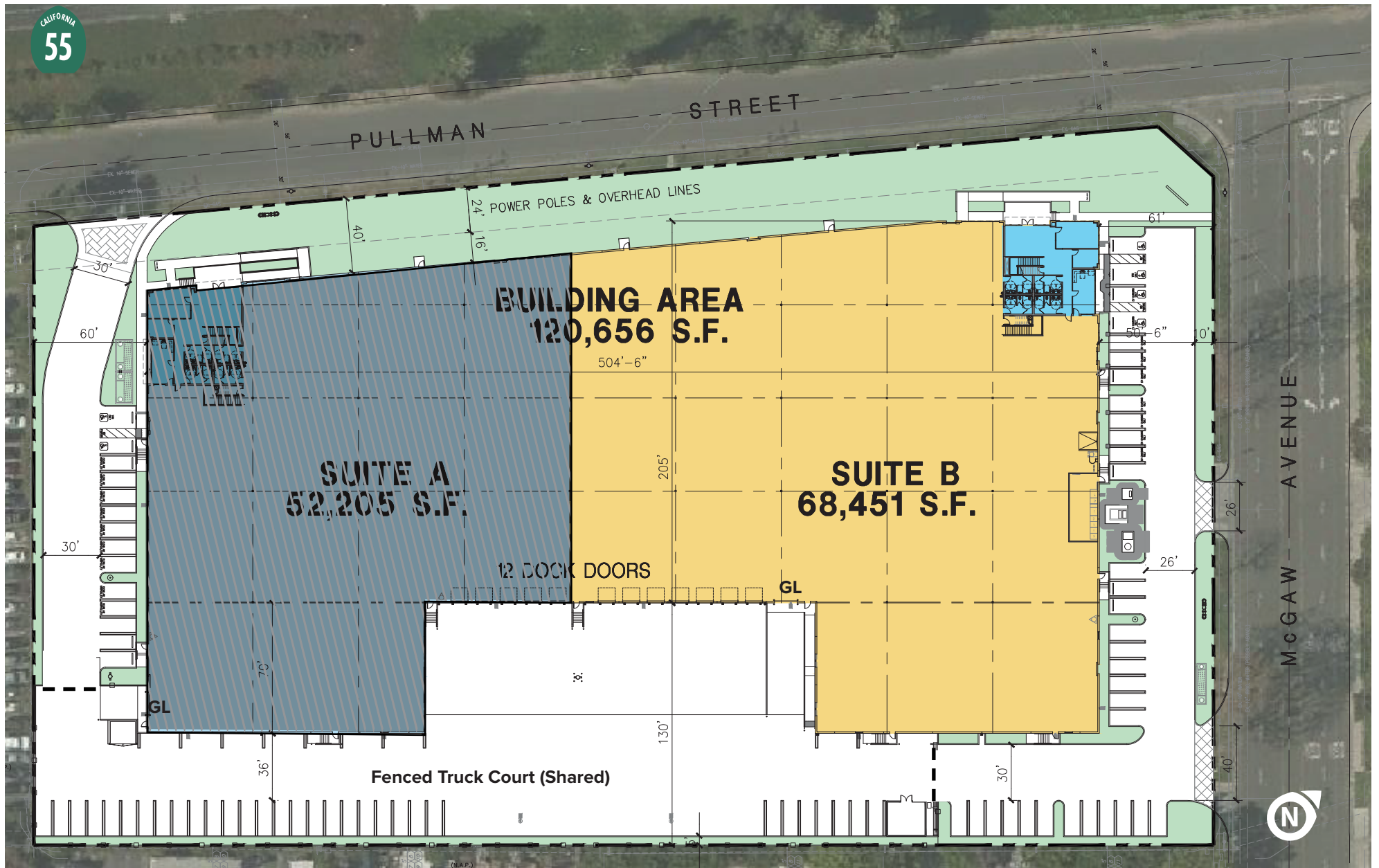
Suite B Features

- ±68,451 SF of Industrial Space
- POL ±120,656 SF Building
- ±4,458 SF of Two-Story Spec Office
- Seven (7) Dock High Doors
- One (1) Ground Level Loading Door
- 47 Parking Stalls
- 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

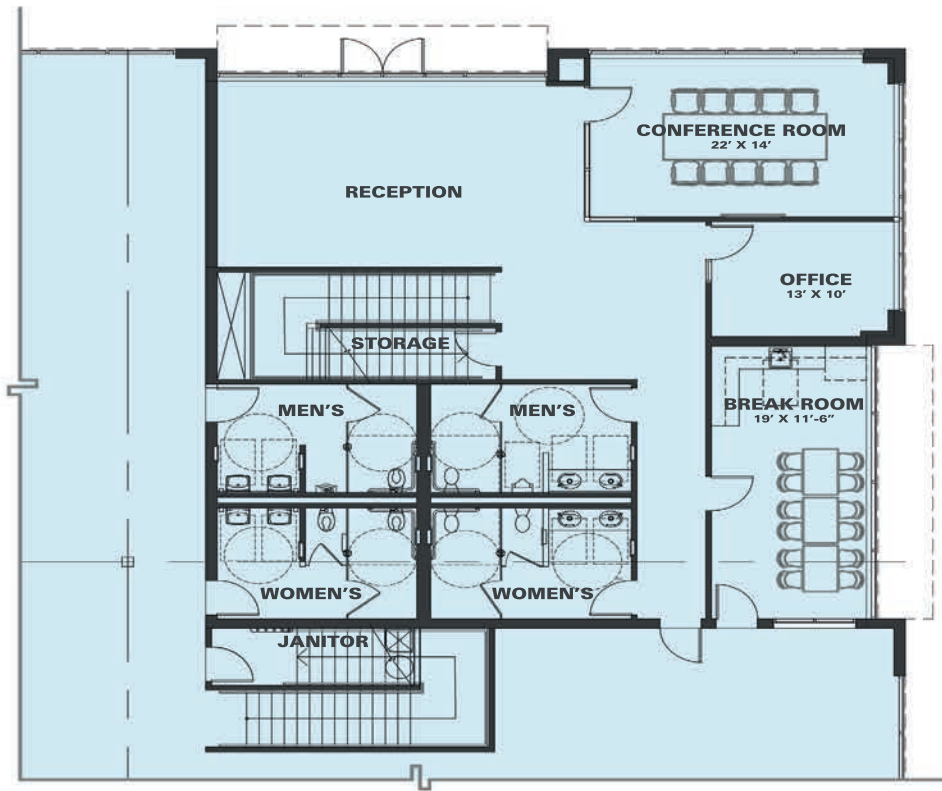


Site Plan

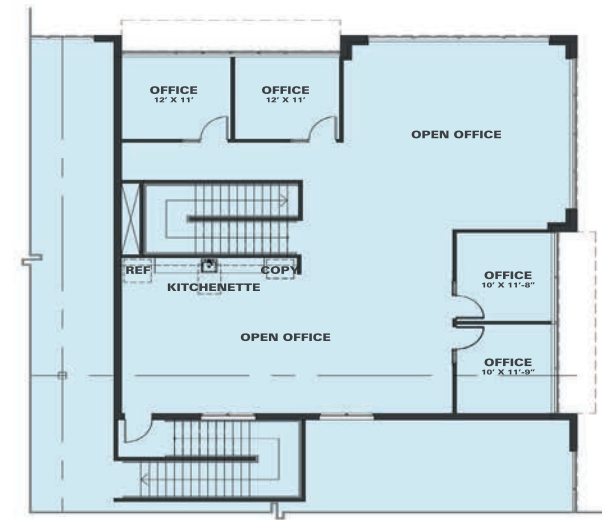
CALIFORNIA
55



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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