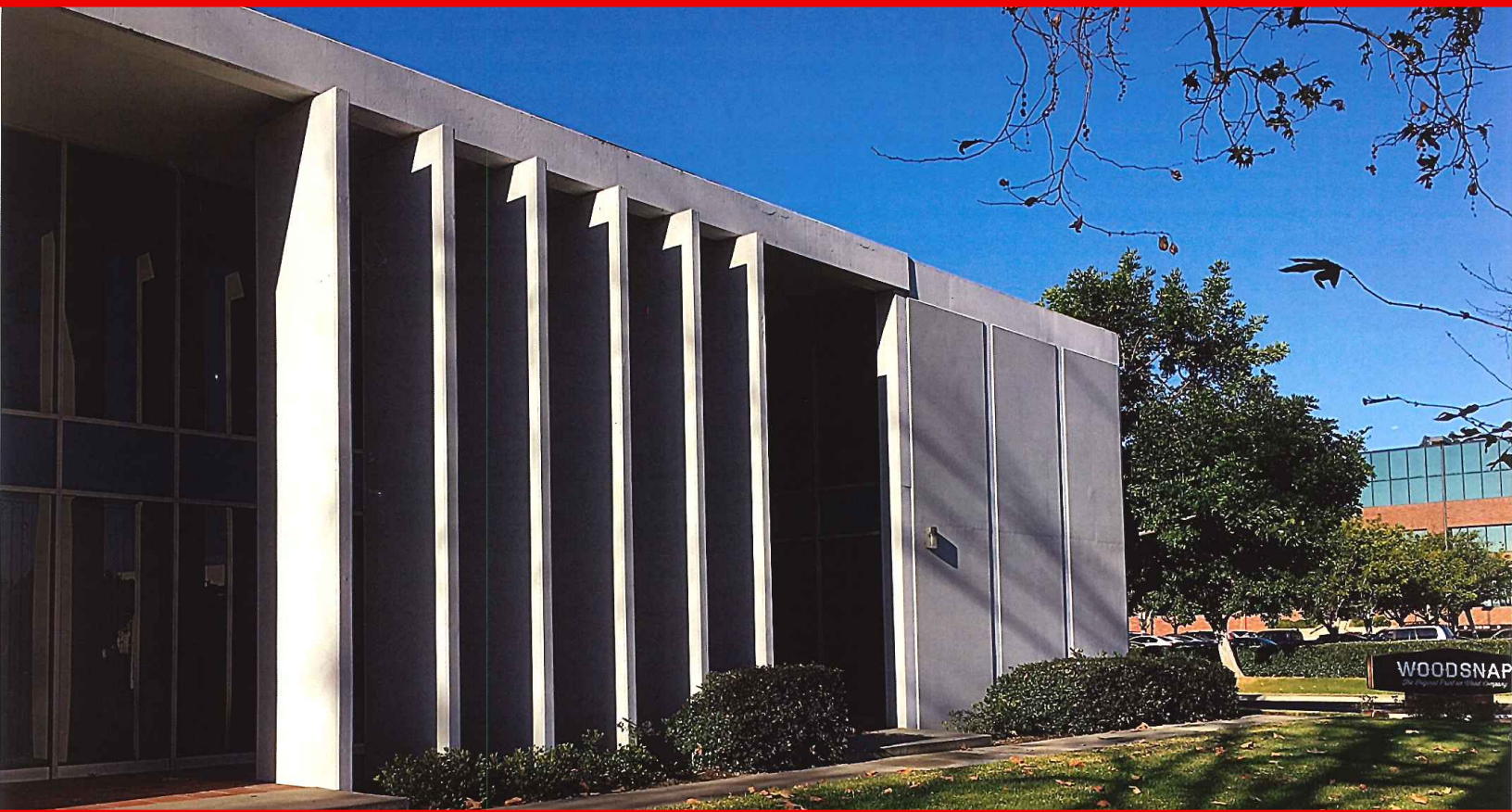


AVAILABLE FOR SUBLEASE

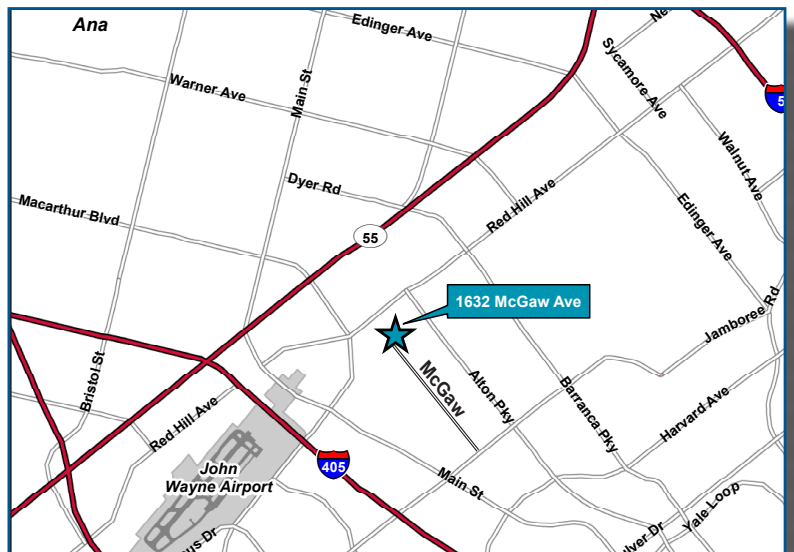
7,000 SF LIGHT INDUSTRIAL SPACE

1632 McGAW AVENUE, IRVINE, CA



FEATURES

- ♦ Located at SEC McGaw & Gillette Avenue in Irvine Business Complex
- ♦ Approximately 2,000 SF Office Area
- ♦ Monument Sign
- ♦ Part of a Larger Building
- ♦ Two (2) Grade Level Truck Doors
- ♦ 18' Clearance
- ♦ 400 Amps 120/208 V
- ♦ 14 Car Parking
- ♦ Drive Around Truck Access
- ♦ Sublease until 8/31/2019
- ♦ Longer Term Available
- ♦ CALL TO SHOW



For Further Information, Please Contact:

GARY ALLEN, Senior Managing Director

CA RE License #00814445

949.608.2111, gallen@ngkf.com



4675 MacArthur Court, Suite 1600, Newport Beach, CA 92660

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

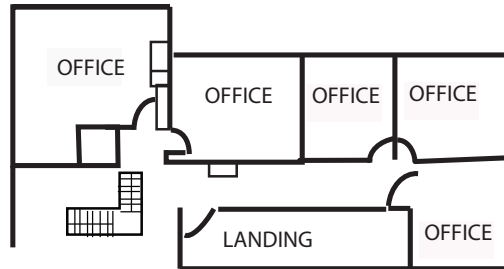
AVAILABLE FOR SUBLEASE

7,000 SF LIGHT INDUSTRIAL SPACE

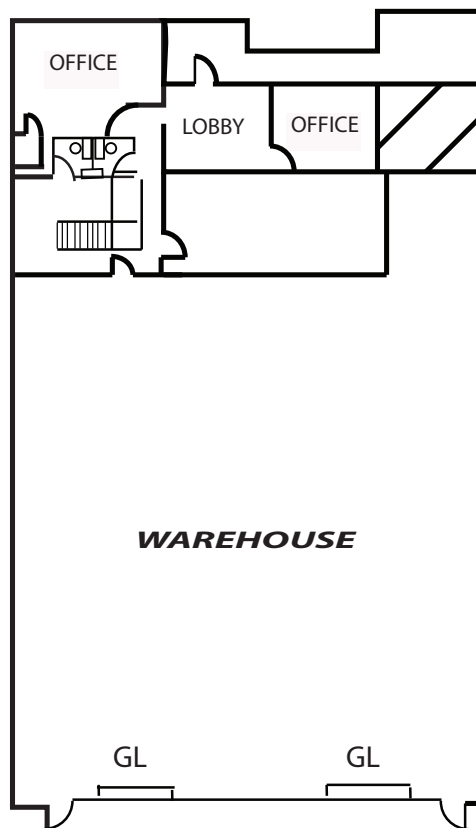
1632 McGAW AVENUE, IRVINE, CA



FLOOR PLAN



SECOND FLOOR



FIRST FLOOR



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