



**MARTIN  
COMMERCIAL  
GROUP**  
Commercial Real Estate Services



# AVAILABLE FOR LEASE

**7,600 SQ. FT. INDUSTRIAL BUILDING  
WITH MCGAW STREET FRONTAGE**



**For More Information  
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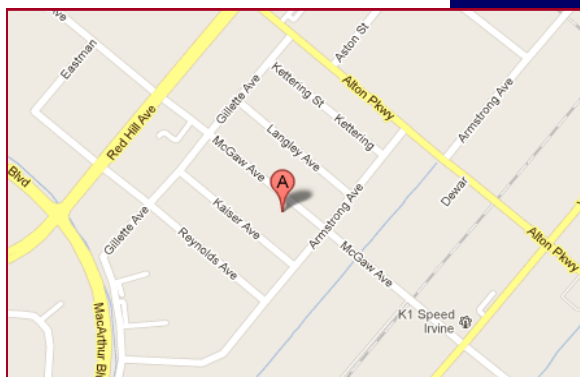
1495 E. Warner Avenue  
Santa Ana, CA 92705

*Since 1953...  
Orange County ~ Inland Empire*

## 1822 MCGAW AVENUE ~ IRVINE

### Features:

- Approx. 2,200 Sq. Ft. Of Air - Conditioned Office Space
- Bonus Mezzanine Storage
- Reception, Five (5) Private Offices, One (1) Open Bullpen Office & Kitchen Area
- 400 Amps 3P Power (Verify)
- Two (2) 14'x14' GL Loading Doors
- 18' Warehouse Clearance
- Warehouse Skylights
- Drive Around Building
- Monument Sign
- Easy Access to the 55, 5, 405, & 22 Freeways
- Great IBC Location
- Local Management



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

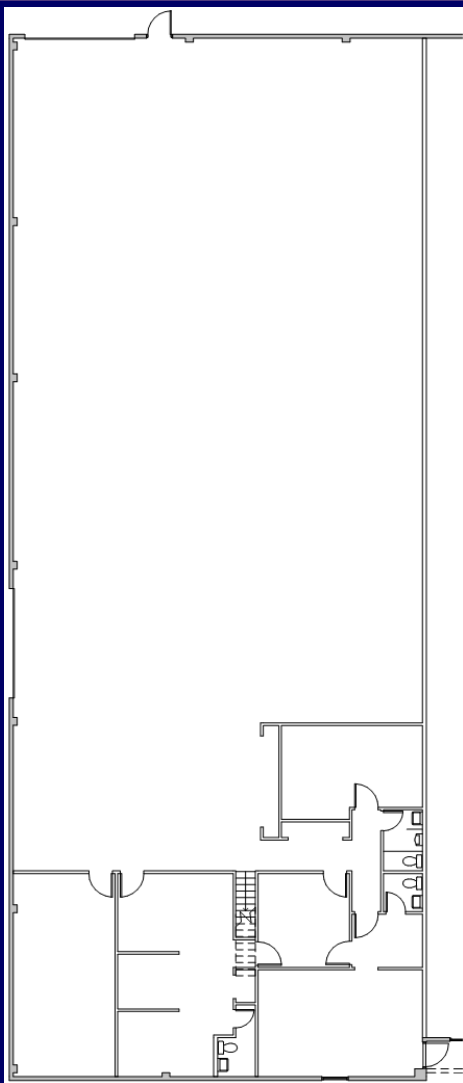


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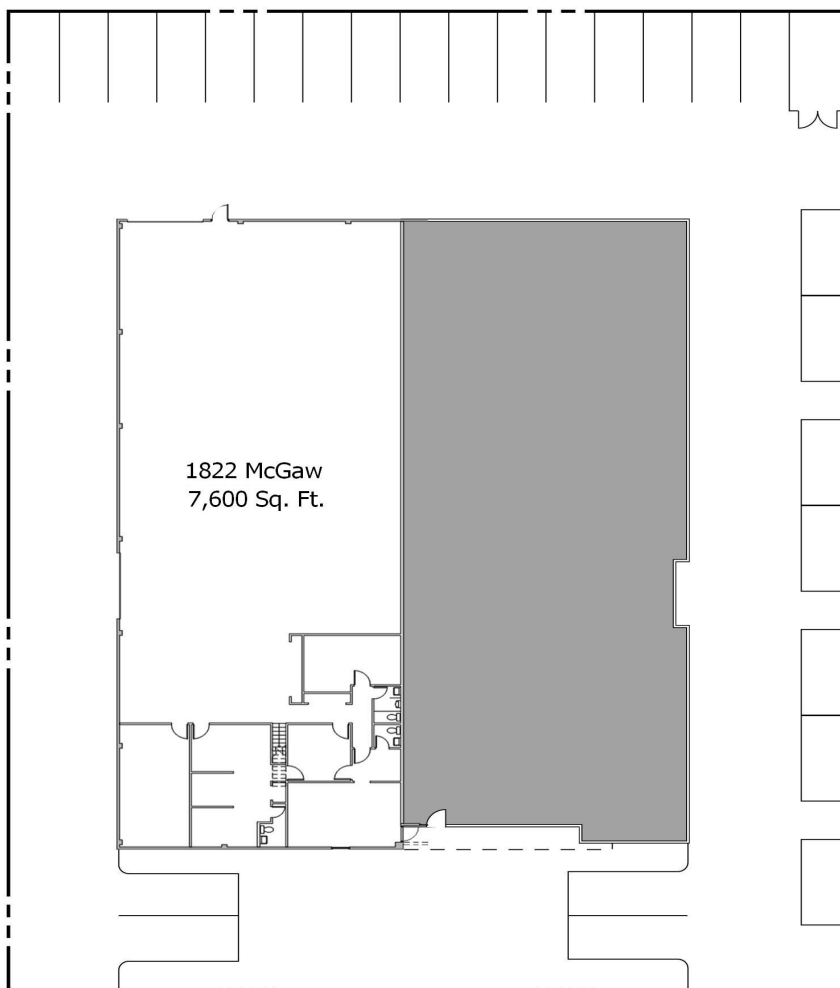
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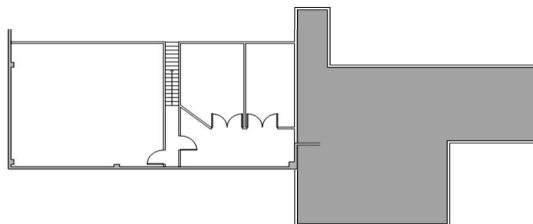
## 1822 McGaw Avenue, Irvine, CA 7,600 Sq. Ft.



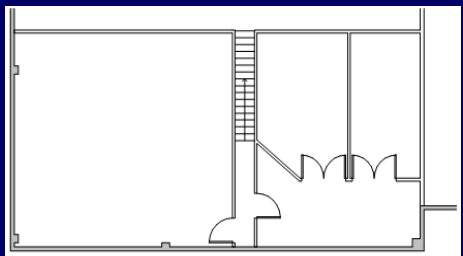
LOWER FLOOR PLAN



1822 McGaw  
7,600 Sq. Ft.



MEZZANINE PLAN



UPPER FLOOR PLAN

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