

**\$1.00 PSF BROKER BONUS
FOR SUBLEASE SIGNED BY 7/4/26**

SUBLEASE

**1821 McGaw
Avenue**

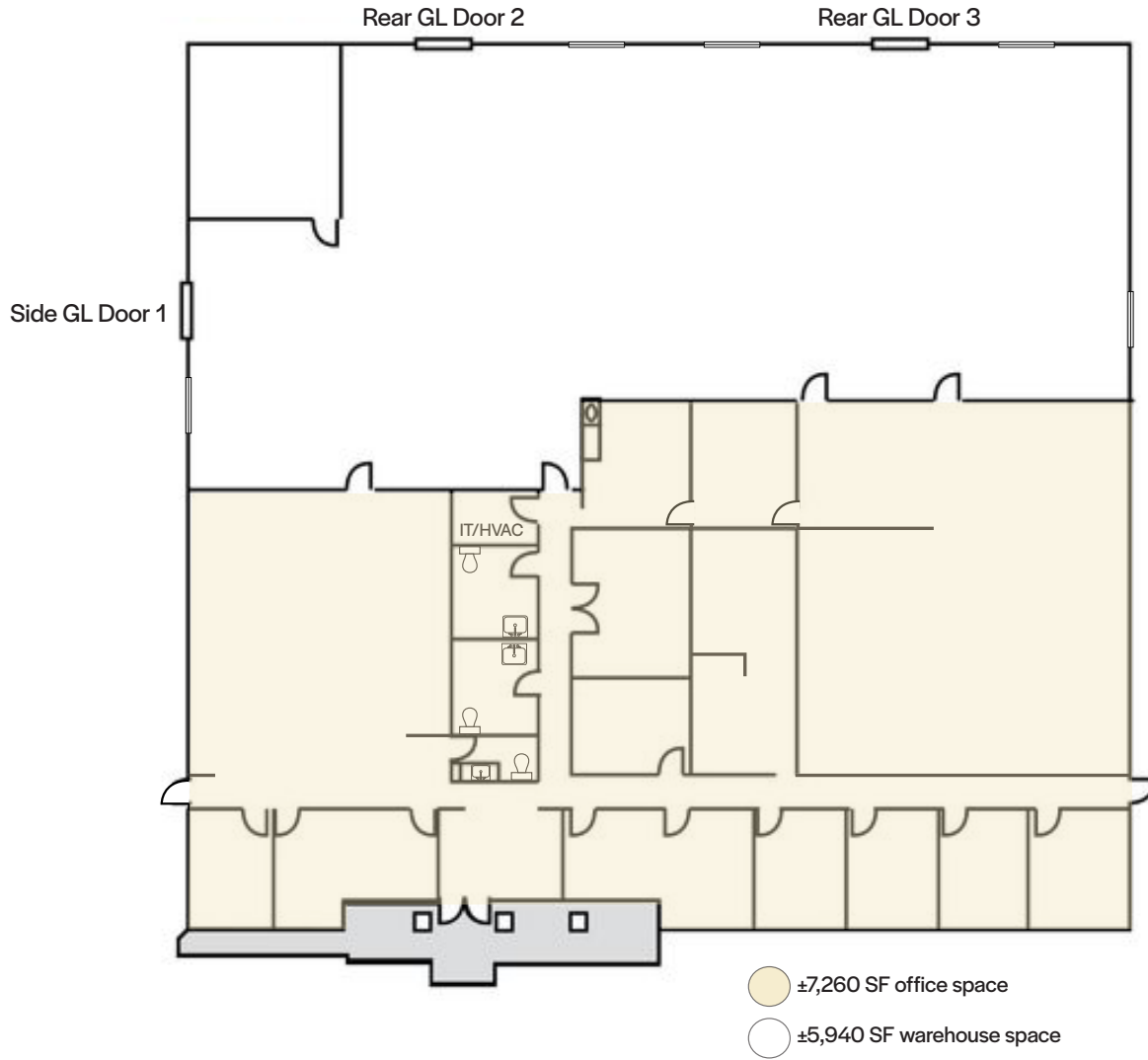
Irvine, California



±13,200 SF INDUSTRIAL WAREHOUSE // LARGE FENCED YARD

NEWMARK





SUBLEASE HIGHLIGHTS

13,200 SF total space

Freestanding industrial warehouse

Ideal IBC location

±7,260 SF office space

±5,940 SF warehouse space

March 2029 lease expiration

15 ft. clear height

3 GL doors

Large fenced yard

600 amps

\$1 PSF broker bonus
(sublease signed by 7/4/26)

FLOOR PLAN

1821 McGaw
Avenue
Irvine, California



Newmark
18401 Von Karman Ave.
Suite 150
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