



**FOR LEASE**

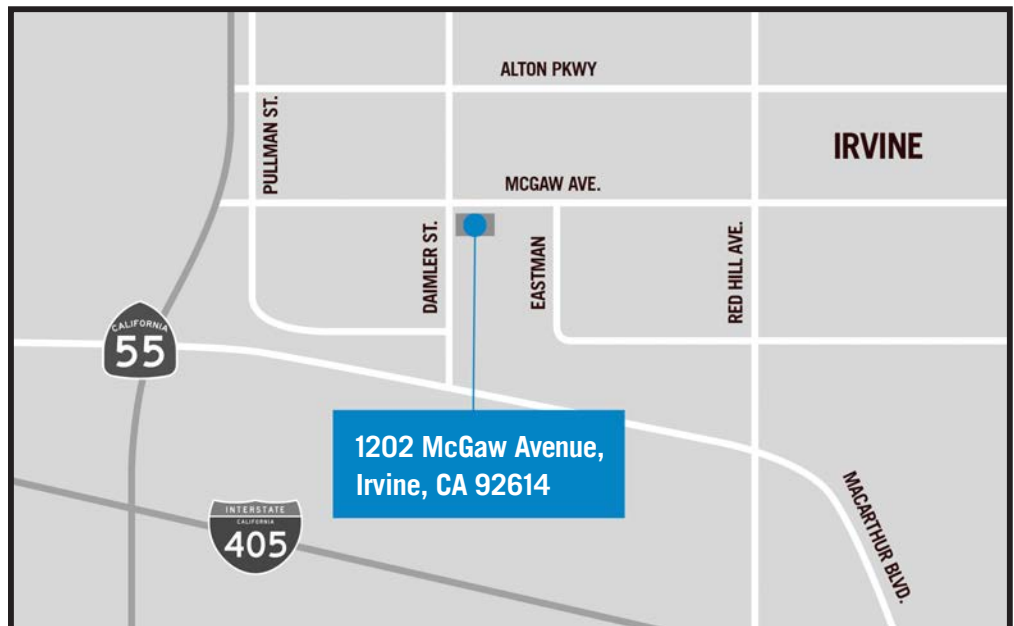
**15,000 Square Foot Unit**

## FEATURES:

- Roughly 5,000 Sq. Ft. Office Area
- 100% Air Conditioned Office & Warehouse
- 400 AMP, 277/480 Volt, 3 Phase Power
- 18 Ft Clearance
- Two Truck Doors
- Possible Truck well
- Office and Warehouse Rest Rooms.
- 400 SF Walk in Freezer
- Dry Storage Area
- 400 SF Walk in Refrigerator
- 300 SF Walk in Refrigerator
- Build out for a catering company



**1202 McGaw Avenue, Irvine, CA 92614**



This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

## FOR FURTHER DETAILS:

### DAVID KLING

david@tricoREALTY.com  
BRE #01965659  
(714) 751-4420

### PARKER ROBERTS

parker@tricoREALTY.com  
BRE #01994597  
(714) 751-4420

## Trico Realty, Inc.

3100-A Pullman Street  
Costa Mesa, CA 92626  
(714) 751-4420 • License #00342120

For additional information  
Visit our Website at [www.TricoRealty.com](http://www.TricoRealty.com)



