



**FOR LEASE**

• 6,400 Square Foot Unit

## FEATURES:

- Roughly 1,385 Sq. Ft. Office Area
- Upgraded Office Area
- Plank Vinyl Flooring
- Four Restrooms -
  - Two Office &
  - Two Warehouse
- Wet Bar
- 200 Amps, 230 Volt, Phase 3
- One 10'x14' Overhead Door
- 16 ft. Clearance
- Sealed Floors in Warehouse
- Three Skylights in Warehouse
- 13 Car Parking
- Exterior Security Lighting



**1392 McGaw Avenue, Irvine, CA 92614**

## FOR FURTHER DETAILS:

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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.

## Trico Realty, Inc.

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

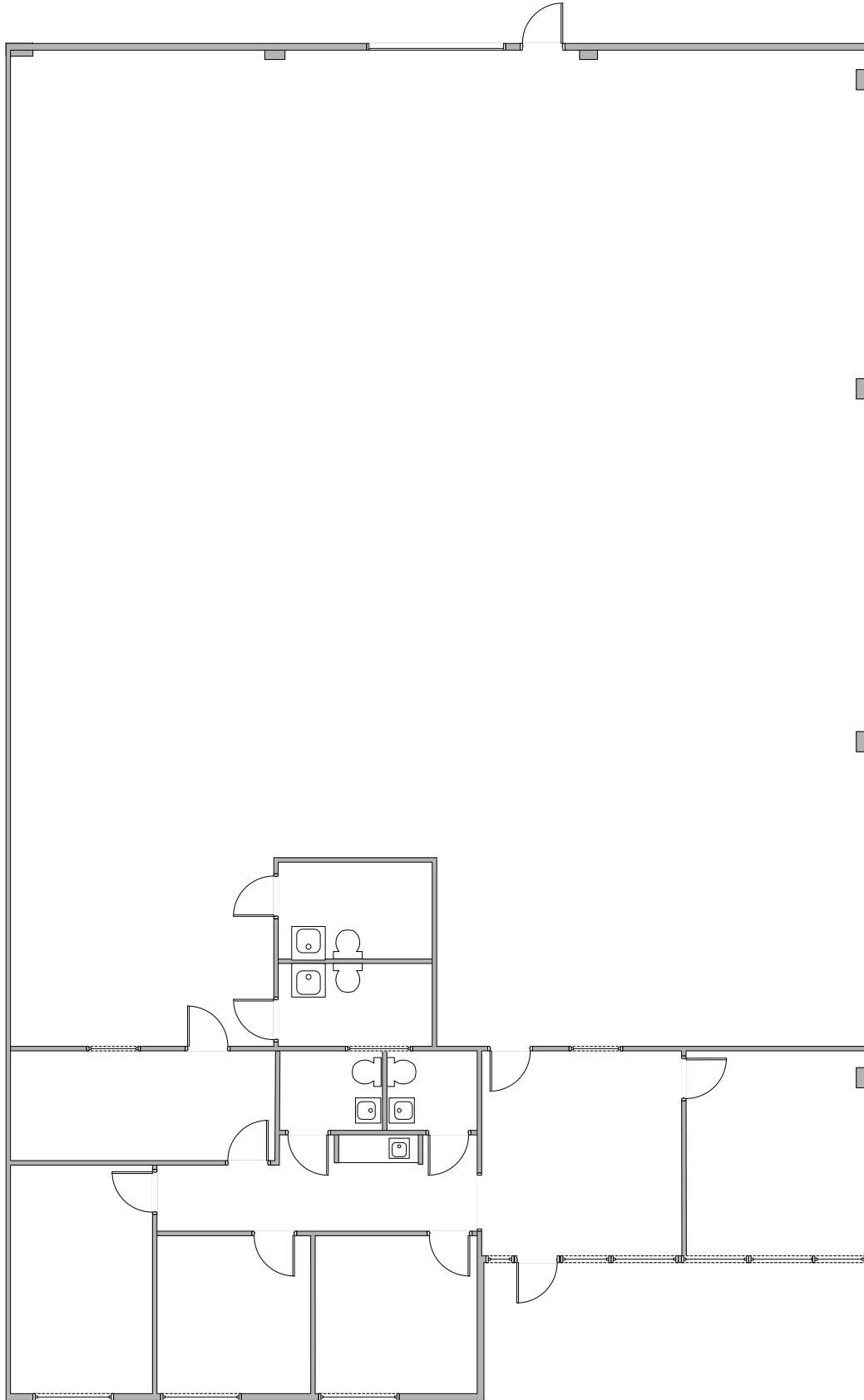
For additional information  
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