

**FOR
SALE**

1565-A MCGAW AVENUE | IRVINE, CA

APPROXIMATELY 2,492 SQUARE FOOT R&D / FLEX TECH SPACE

**HIGH IMAGE
SMALL R&D UNIT
+
MAJOR STREET FRONTAGE**



PROPERTY HIGHLIGHTS:

- Central Irvine Business Complex
- Easy 55, 405, and 5 Freeway Access
- Minutes to Orange County Airport
- Very High Image Building
- Approx. 1,328-Square Foot Office
- Approx. 21' Clearance (Possible)
- Approx. 2.7:1 Free Parking
- One (1) Ground Level Loading Door
- Warehouse Skylights
- Fully Fire Sprinklered
- Rare Small Irvine Unit
- Expandable to 5,038 Sq. Ft.
- 100% HVAC/DC Lab Space (Can be Easily Removed)



For more information, please contact:

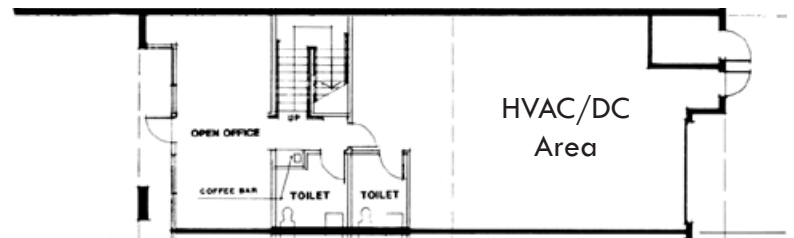
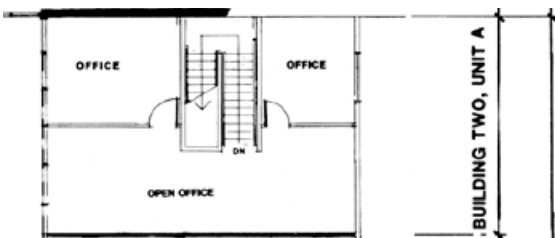
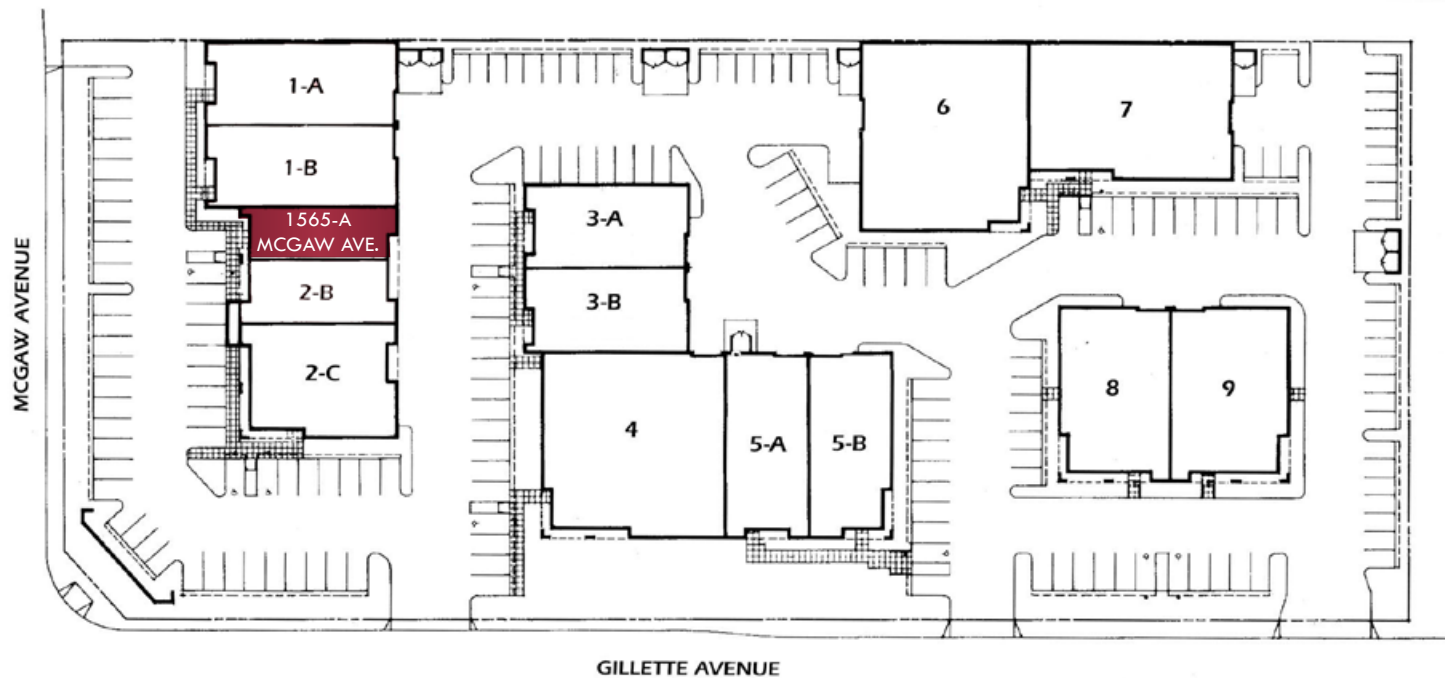
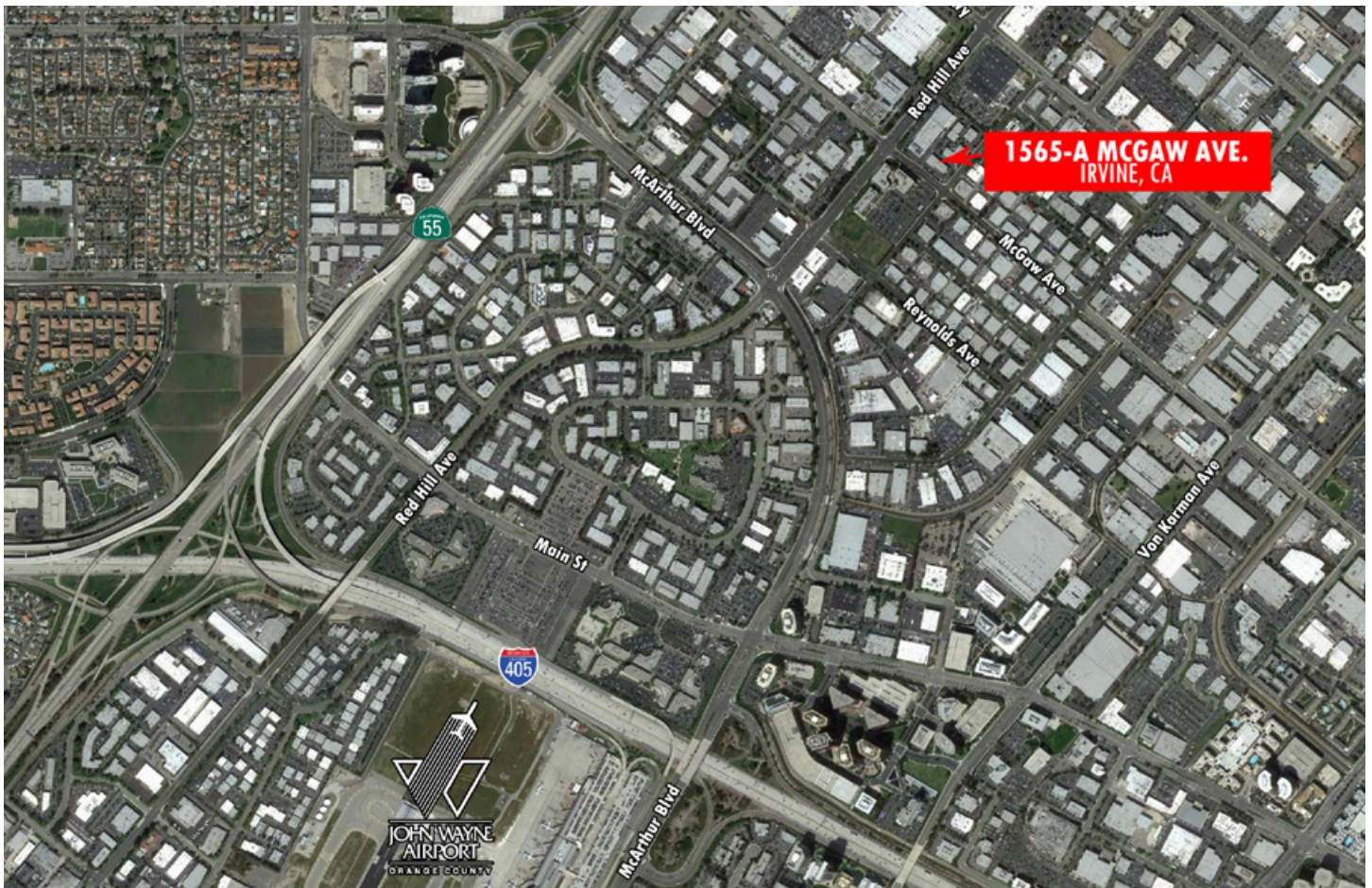
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RARE SMALL EXPANDABLE UNIT

1565-A MCGAW AVENUE | IRVINE, CA



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