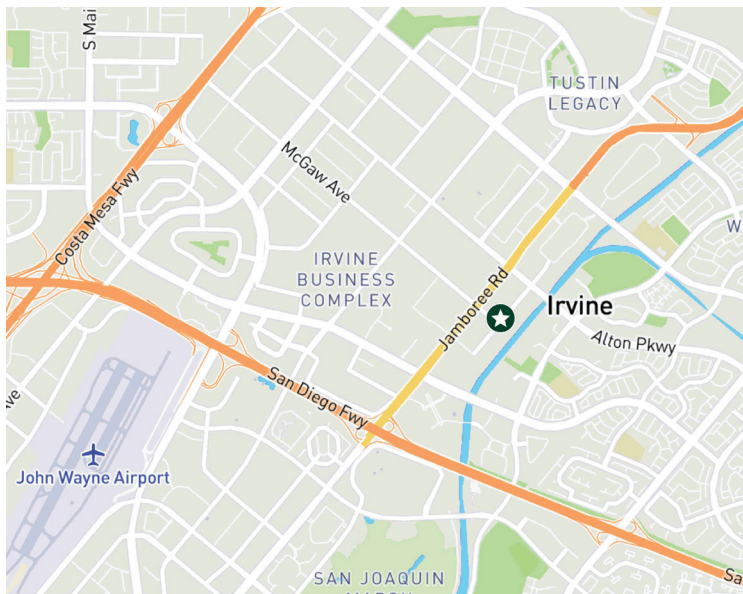


17241 Murphy & 2851 McGaw Avenue

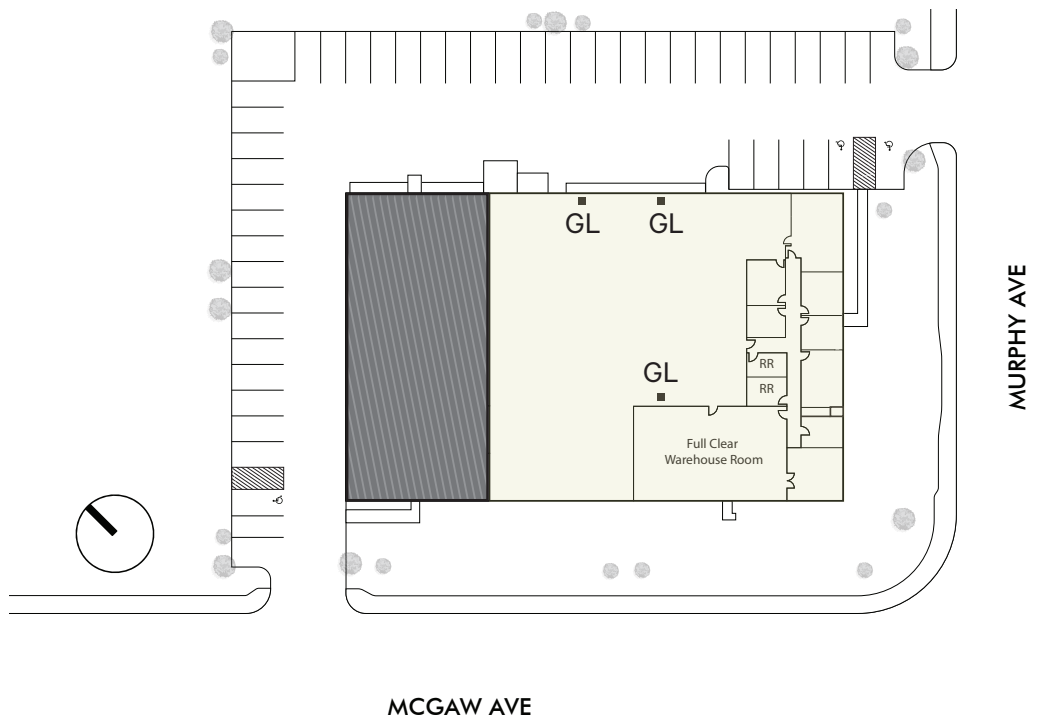
Irvine, California 92612

±14,080 SF & ±2,820 SF Industrial/Flex Units



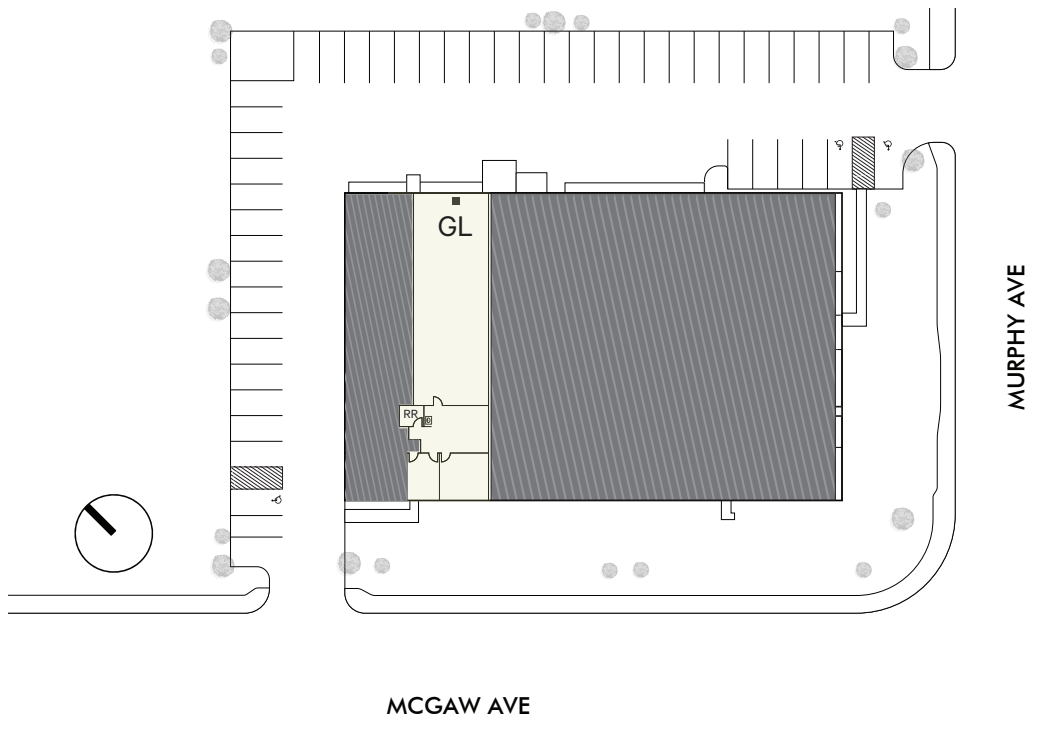
Building Features

- + Prime Corner Location in the Center of the Irvine Business Complex
- + Upgraded Office Area
- + 3:1 Car Parking
- + ±16' Warehouse Clearance
- + Corner Location
- + Drive Around Building
- + Adjacent to USPS and Minutes from John Wayne Airport



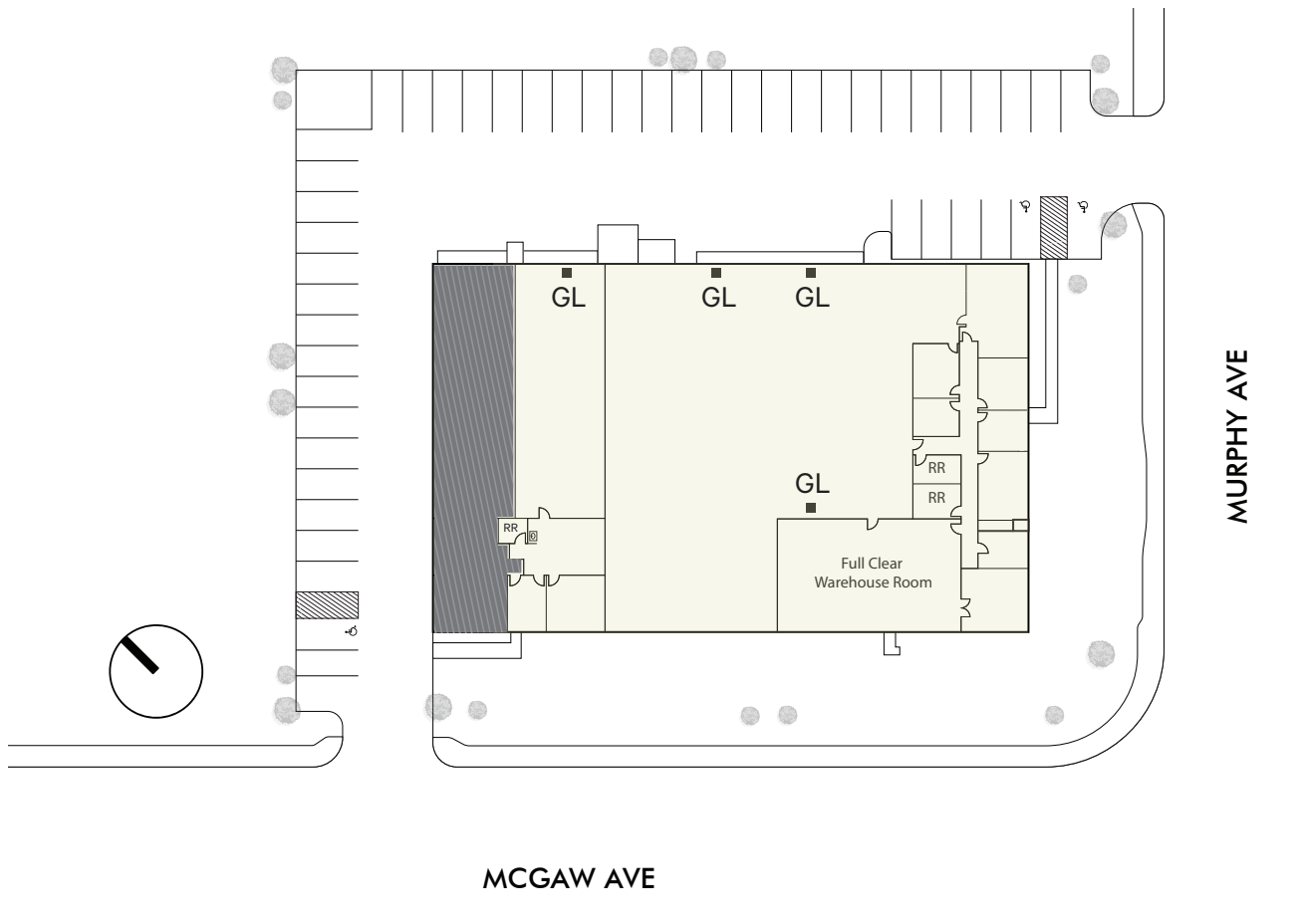
17241 Murphy Features

- + ±14,080 SF
- + Two restrooms, reception, breakroom, private offices & conference room
- + Full clear warehouse room w/ interior GL door
- + Two (2) ground level doors (12'x14')
- + 16' minimum warehouse clearance
- + 200 amp, 120/208 volt power (verify)



2851 McGaw Avenue Features

- + ±2,820 SF
- + Shared lobby entrance
- + Restroom, 1 private office, kitchenette and open bullpen area
- + One (1) ground level door (12'x12')
- + 16' minimum warehouse clearance
- + 100 amp, 120/208 volt power (verify)



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