

SINGLE TENANT NET LEASED INVESTMENT FOR SALE

±25,000 Square Foot
Freestanding Industrial Building



1961 McGaw Avenue
Irvine, CA 92614



COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

Lee & Associates Commercial Real Estate Services, Inc. - Orange is pleased to offer for sale this unique single-tenant lease investment opportunity located at 1962 McGaw Avenue, Irvine, California. This high image, freestanding industrial building comprised of approximately 25,000 square feet is ideally located in the Irvine Business Complex with street frontage on McGaw Avenue.

The property has a distinctive architectural design and is situated on an approximate 48,231 square foot land parcel. This asset is a value added opportunity for an investor looking for a great long term hold in the Irvine/Orange County market area.

The current tenant has occupied 100% of the building since 1997 and occupies several other buildings in the immediate area as well.



OFFERING INFORMATION

Offering Price: \$6,235,294
First Year NOI: \$318,000
Cap Rate: 5.10% Cap

LEASE INFORMATION

Leased Square Footage: ± 25,000 Square Feet
Lease Term: Five (5) Year Lease
Rent: \$1.06 PSF Net (\$26,500/Month)
Annual Increases: Three Percent (3%)



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1961 McGaw Avenue

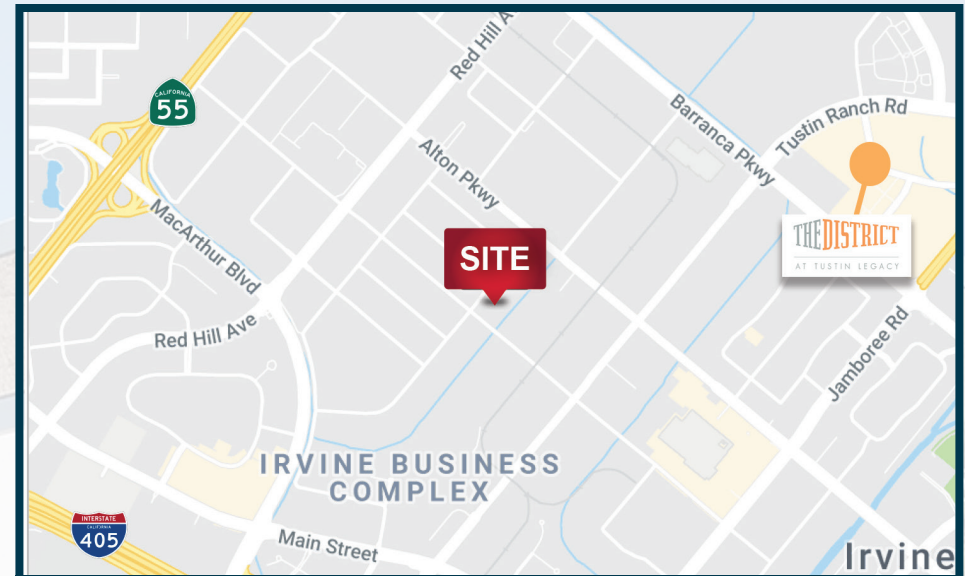
Irvine, CA

LOCATION OVERVIEW

- Street Frontage on McGaw Avenue
- High Image Building in Desirable IBC Location
- Excellent Freeway Access to I-405, 55 Freeways, as well as 241 Toll Road
- Close Distance to The District at Tustin Legacy

PROPERTY OVERVIEW

- ±25,000 SF Freestanding Industrial Building
- ±7,800 SF of High Image Office Space
- 1.11 Acre Lot
- +20' Clear Height
- One (1) Grade Level Loading Doors
- Two (2) Dock High Loading Doors
- 800 Amps of Power (verify)
- LED Warehouse Lights
- Fire Sprinklers
- Good Electrical Distribution
- State-of-the-Art Computer Network Wiring
- Bonus Storage Area



STREET VIEW



AERIAL VIEW



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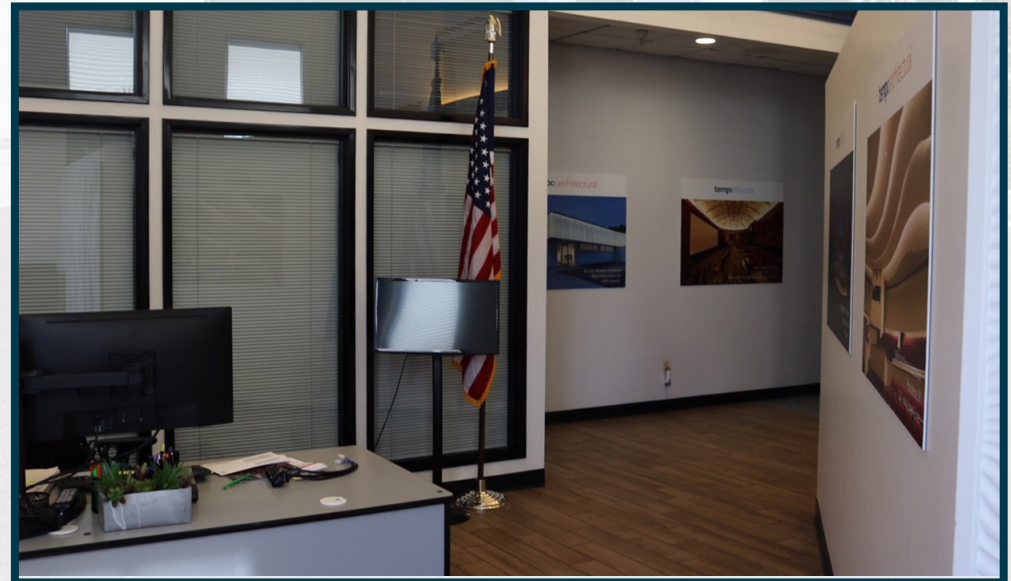
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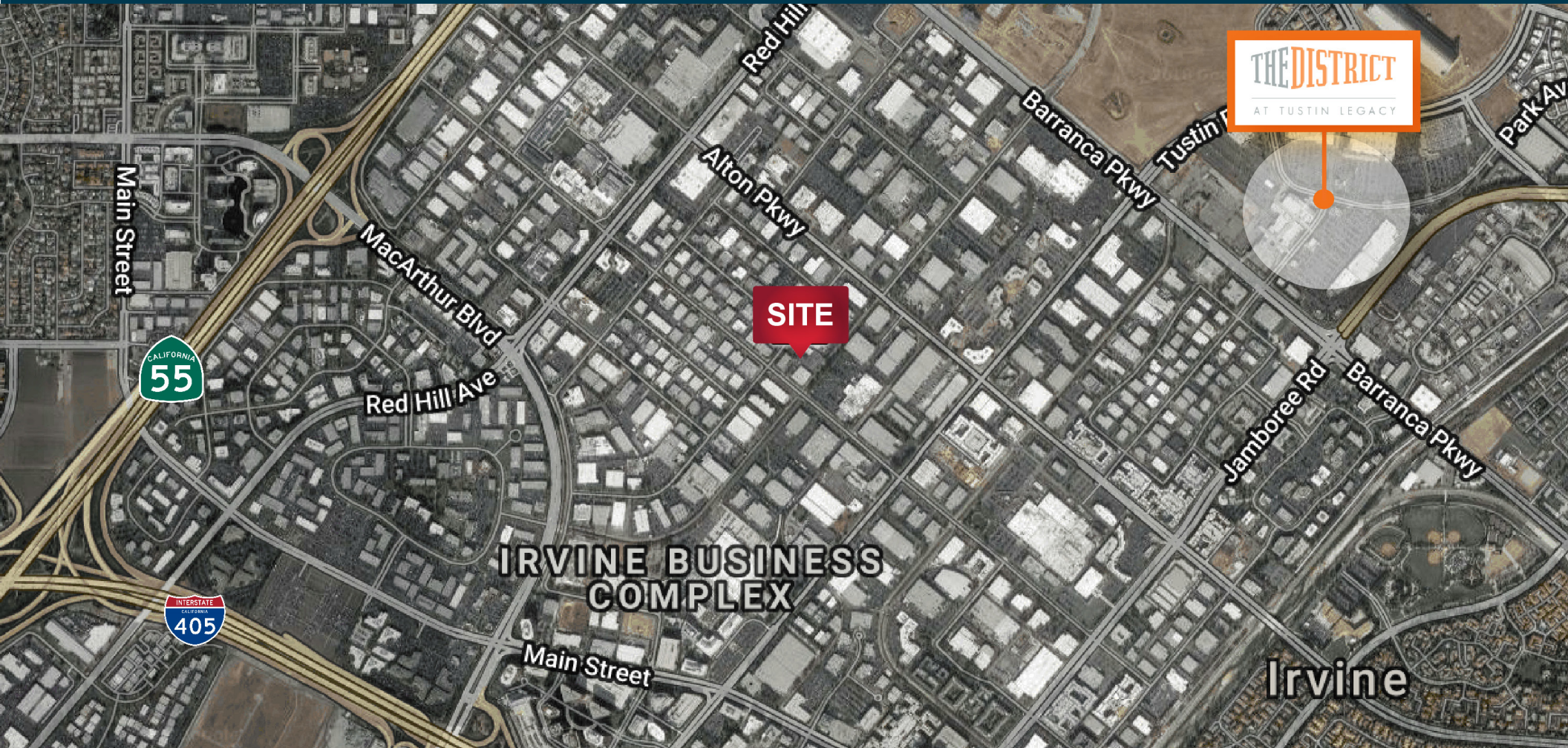
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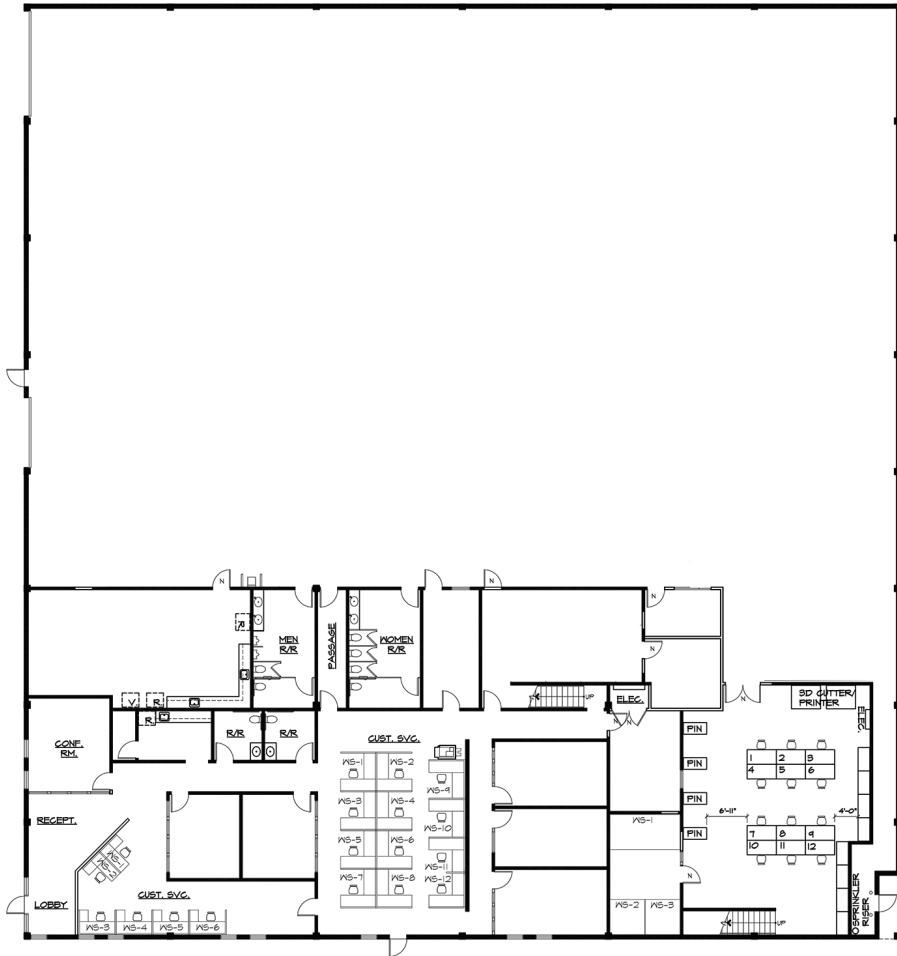
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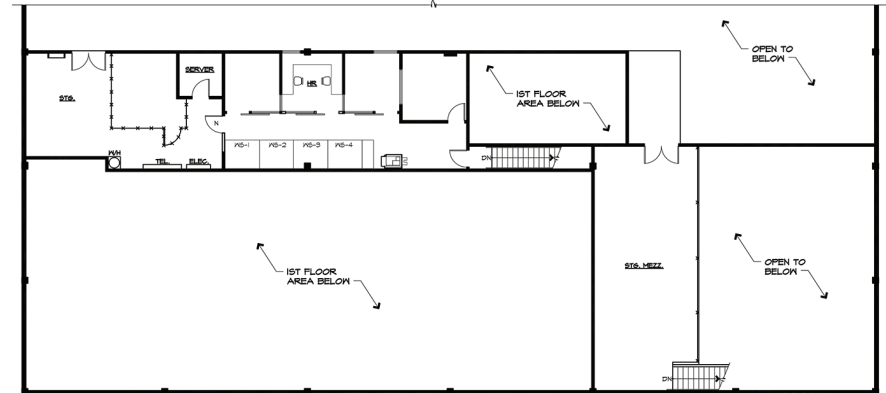
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FLOOR PLAN



1961 MCGAW BUILDING -
FIRST FLOOR SPACE PLAN

SCALE: 3/32" = 1'-0"



1961 MCGAW BUILDING -
SECOND FLOOR AND MEZZANINE SPACE PLAN

SCALE: 3/32" = 1'-0"



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