

FOR SALE OR LEASE

9963 - 9983
MUIRLANDS BOULEVARD

Irvine, CA 90701

3,508-13,884 SF
AVAILABLE



NEWMARK

REALTY | OC

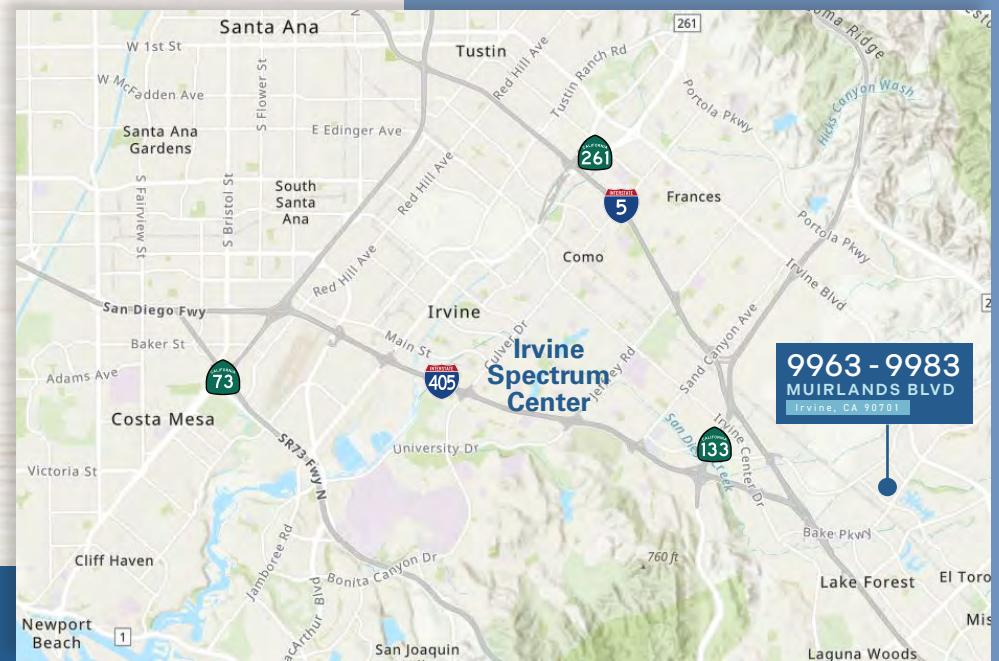
**9963-9983
MUIRLANDS BLVD**

**13,884 SF
AVAILABLE**

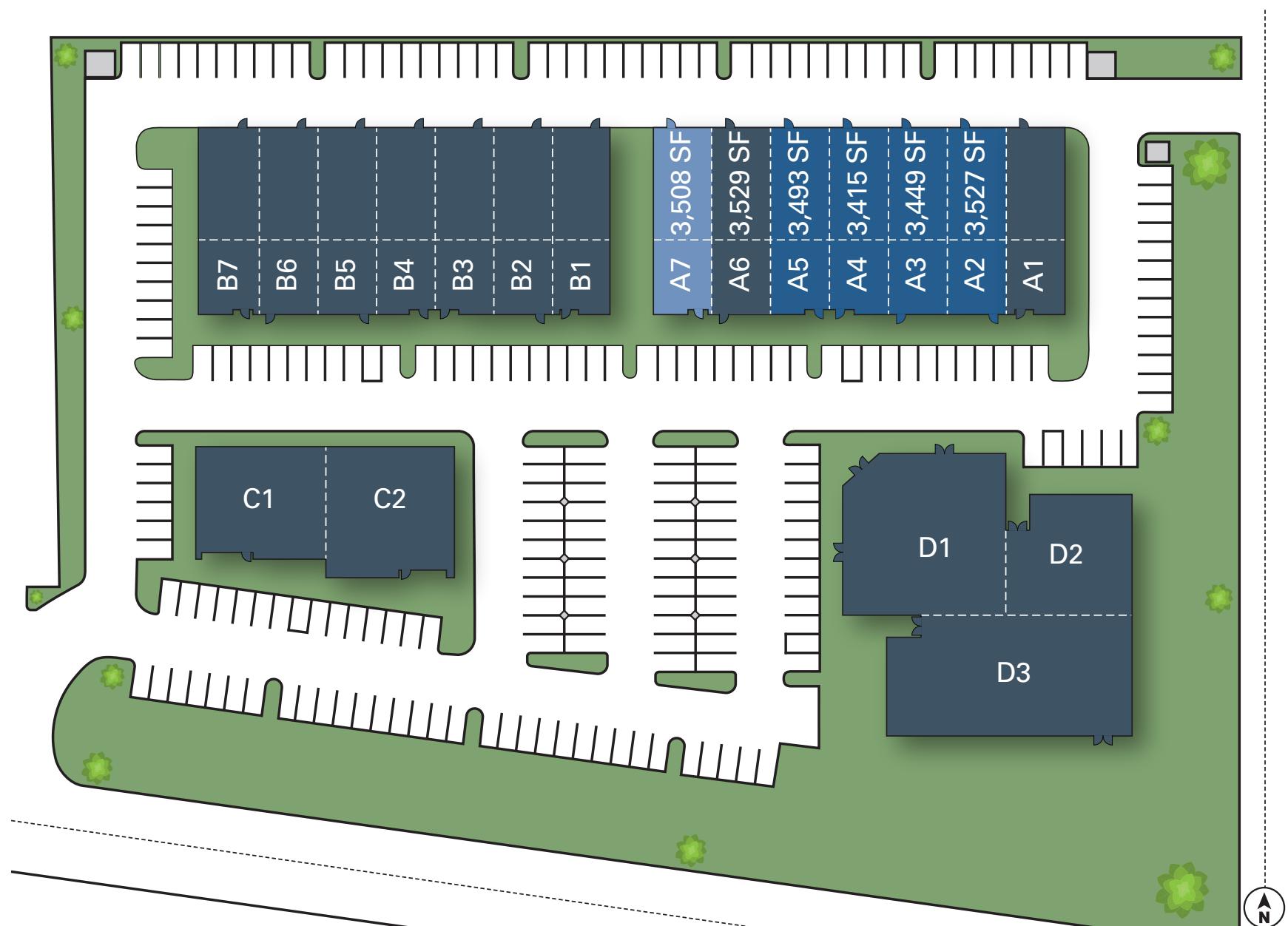
FEATURES

- 6 Units Available (Separately or Combined)
- 2 Story Flex / R&D Units
- 22' Clear Height in Warehouse
- Furniture and Racking Available

SUITE	SIZE	AVAILABLE DATE
A2 - 9983	3,527 SF	June 1, 2026
A3 - 9979	3,449 SF	June 1, 2026
A4 - 9975	3,415 SF	June 1, 2026
A5 - 9971	3,493 SF	June 1, 2026
A6 - 9967	3,529 SF	LEASED
A7 - 9963	3,508 SF	Vacant



SITE PLAN

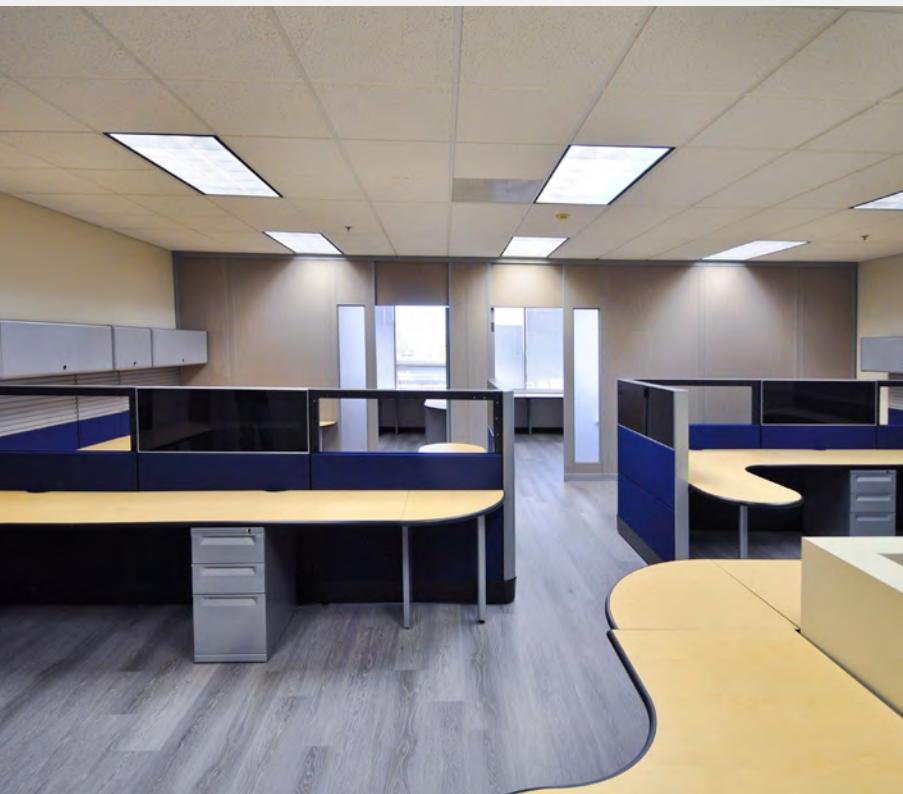


- Units A7: Available (Vacant)
- Units A2-A5: Available May 1, 2026
- Leased/Not A Part

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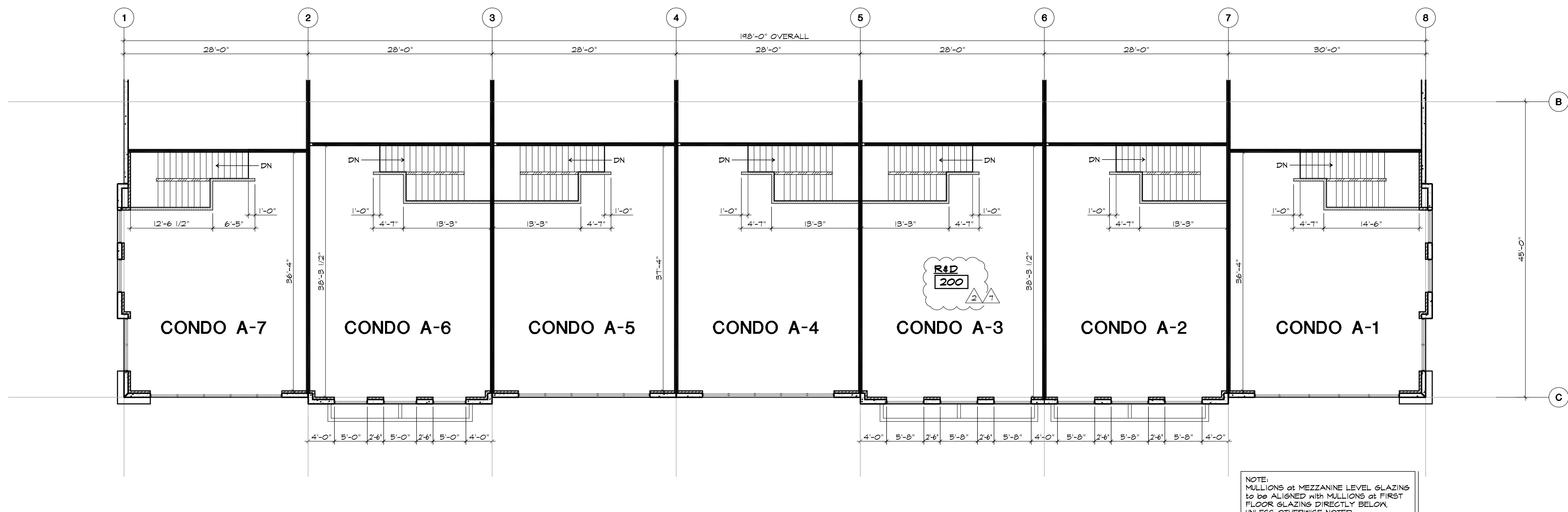
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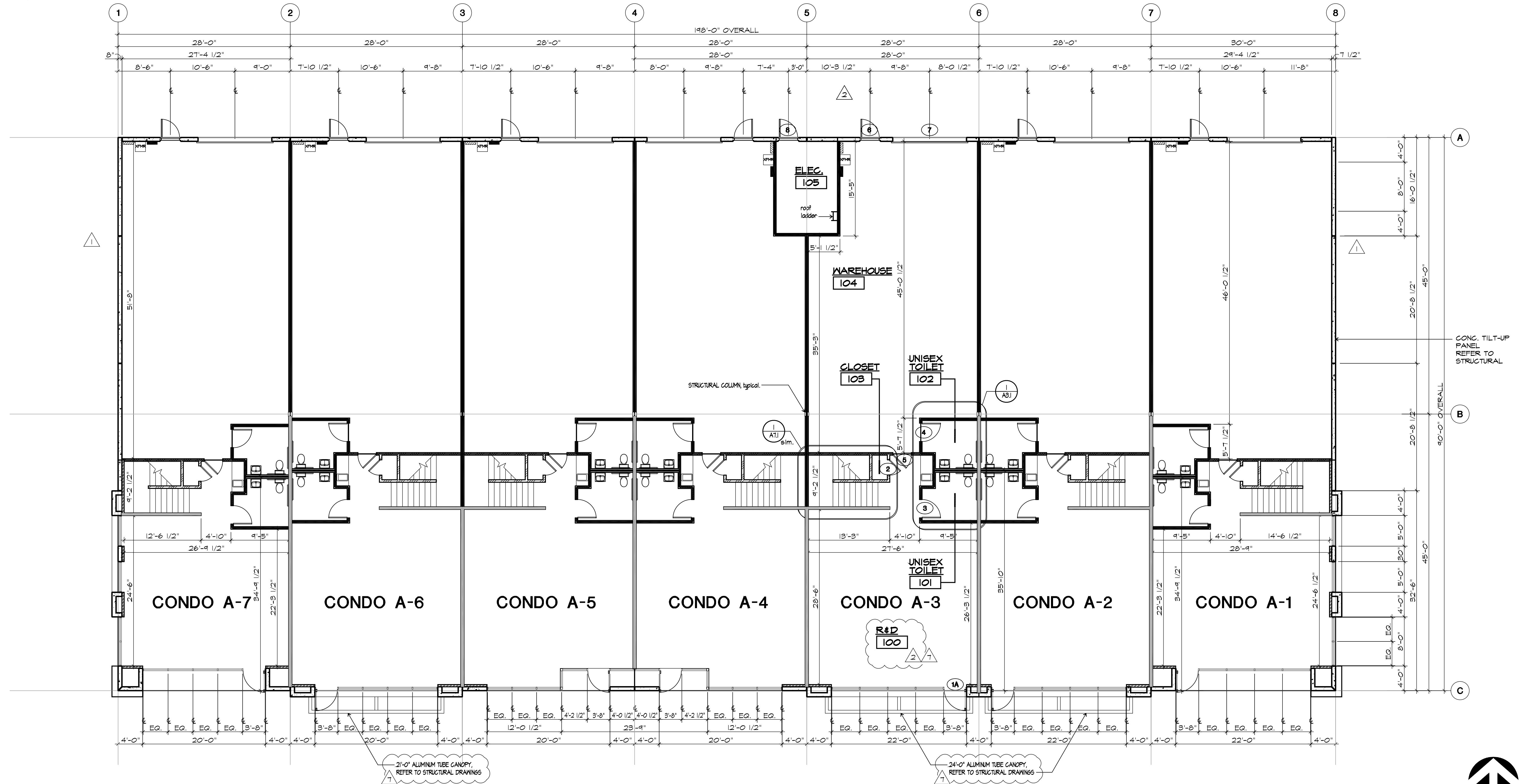
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MEZZANINE FLOOR PLAN

SCALE: 1/8" - 1'-0"



1. REFER TO SHEET A8.0 for DOOR TYPES, HARDWARE GROUPS, and GENERAL NOTES.
2. REFER TO ELEVATIONS for WALL SECTION LOCATIONS and WINDOW HEIGHTS.
3. ILLUMINATED EXIT SIGNS TO BE PROVIDED AT ALL EXIT DOORS, AS INDICATED ON DOOR SCHEDULE SHEET A8.0.
4. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL COLUMNS, PANEL SIZES, FLOOR SLAB, AND ALL OTHER RELATED INFORMATION.
5. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
6. REFER TO SHEETS A6.4 & A6.5 and WALL SECTIONS for TYPICAL FRAMING DETAILS.
7. ALL INTERIOR DOORS to BE 5" FROM FACE of WALL to INTERIOR SIDE of DOOR JAMB, UNLESS NOTED OTHERWISE.
8. REFER TO PARTITION SCHEDULE ON DETAIL 19/ A6.4 FOR METAL STUD SIZES and SPACING, TYP. U.N.O.
9. PROVIDE R-19 INSULATION ABOVE FINISHED CEILING, INCLUDING 1ST FLOOR AND MEZZANINE GRID & HARD LID CEILINGS.
10. ENCLOSED SPACE UNDER STAIRWAY TO BE OF 1-HR FIRE RESISTIVE CONSTRUCTION [CBC 1003.3.3.9] 3

GENERAL NOTES

EXTERIOR WALL - TILT-UP CONCRETE PANEL,
REFER TO STRUCTURAL DRAWINGS.

DEMISING WALL - FULL HEIGHT 6" METAL
STUDS W/ 5/8" GYP. BD. BOTH SIDES and R-II
INSULATION.

DEMISING/ SHEAR WALL - 2X WOOD FRAMING W/
PLYWOOD ONE SIDE, to UNDERSIDE of MEZZANINE.
PROVIDE 5/8" GYP. BD. BOTH SIDES and R-II
INSULATION.

DEMISING WALL - 6" METAL STUDS from MEZZANINE to ROOF
STRUCTURE W/ 5/8" GYP. BD. BOTH SIDES and R-II
INSULATION.

PARTITION WALL - 2X WOOD FRAMING TO UNDERSIDE OF
MEZZANINE W/ 5/8" GYP. BD. BOTH SIDES. (PARTITION
WITHIN STAIRCASE TO FOLLOW RAKE OF STAIR AT 42"
A.F.F.)
PARTITION WALL - METAL STUDS and 5/8" GYP. BD.

FURRING - 3 5/8" FURRING W/ R-II INSULATION and 5/8"
GYP. BD.

GUARDRAIL - METAL STUDS and 5/8" GYP. BD. to 42"
A.F.F.

MIRLANDS MANATTONI DEVELOPMENT PROJECT

9999 Muirlands Blvd
INE, CALIFORNIA 92618
PLAN CHECK # 00388434-CNEW

FIRST FLOOR PLAN

SCALE: 1/8" - 1'-0"

WALL TYPES

A2.0a