

# 17256

## RED HILL AVENUE

**FOR LEASE**  
**±4,770 RSF**

±1,000 SF WAREHOUSE  
±3,770 SF OFFICE/FLEX



**NEWMARK**

Irvine, California

# HIGHLIGHTS

- $\pm$ 4,770 SF single-story flex building
- $\pm$ 1,000 SF full height warehouse
- $\pm$ 3,770 SF office/flex space
- Lease rate: \$2.30 Industrial Gross
- Prominent building signage and visibility on Red Hill Ave.
- HVAC units and security system
- $\pm$ 13 parking spaces
- Prestigious Irvine address
- 1 GL door
- Located within Redhill McGaw Business Center
- Easy access to 55 and 405 freeways



# LOCATION AERIAL

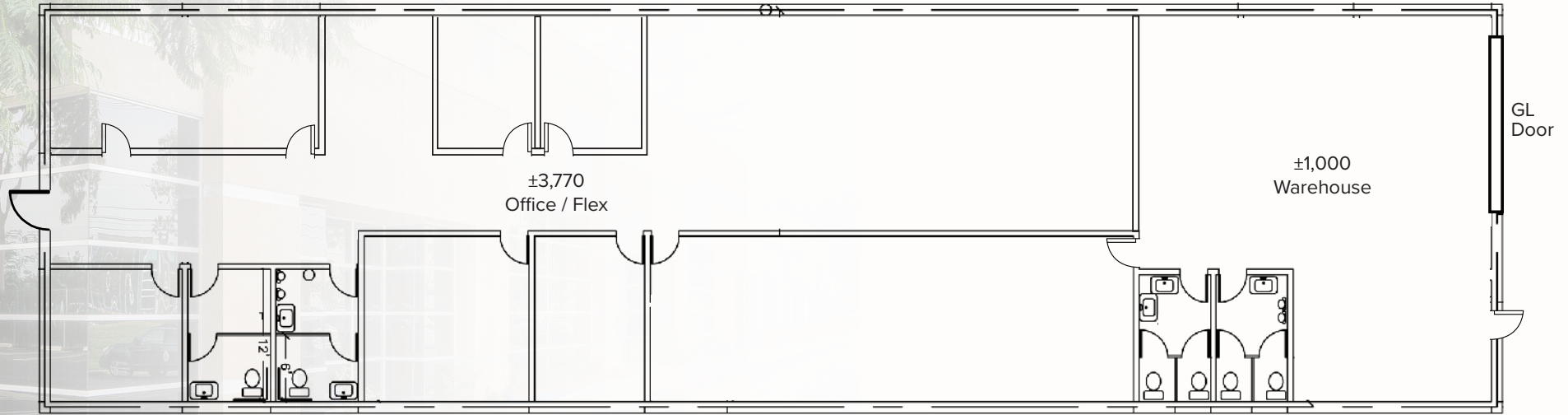


**17256 Red Hill Ave.** is part of the Airport Area commercial district, which is a dynamic business hub offering a mix of office spaces, retail establishments, and dining options.

**Irvine, California**

# FLOOR PLAN

FOR LEASE  
±4,770 RSF



## CONTACTS



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