

FOR SALE OR LEASE

9963 - 9983
MUIRLANDS BOULEVARD

Irvine, CA 90701

3,508-13,884 SF
AVAILABLE



NEWMARK

REALTY | OC

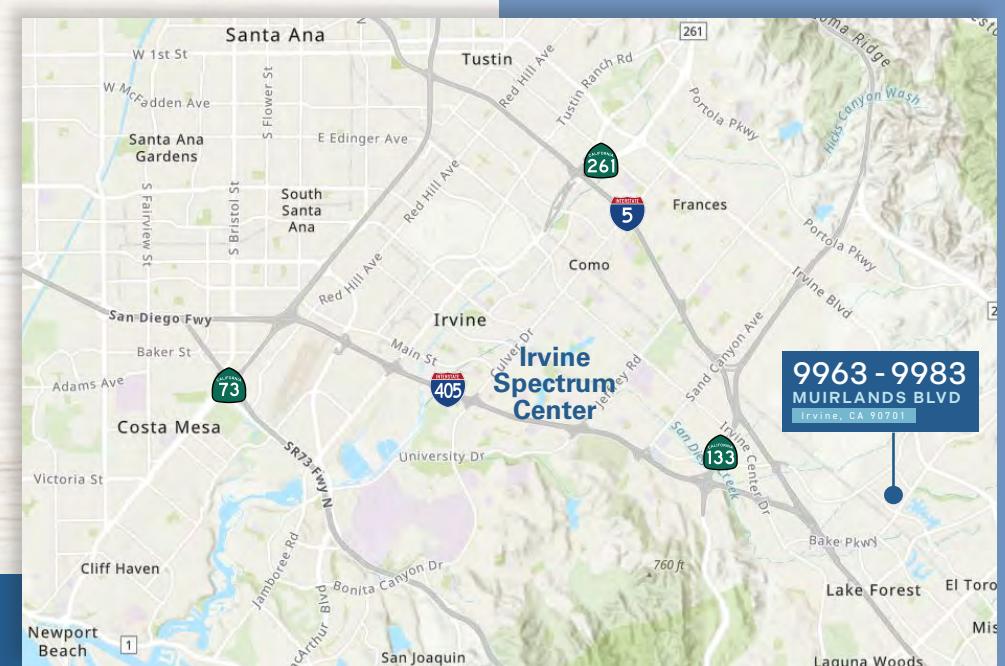
**9963-9983
MUIRLANDS BLVD**

**20,921 SF
AVAILABLE**

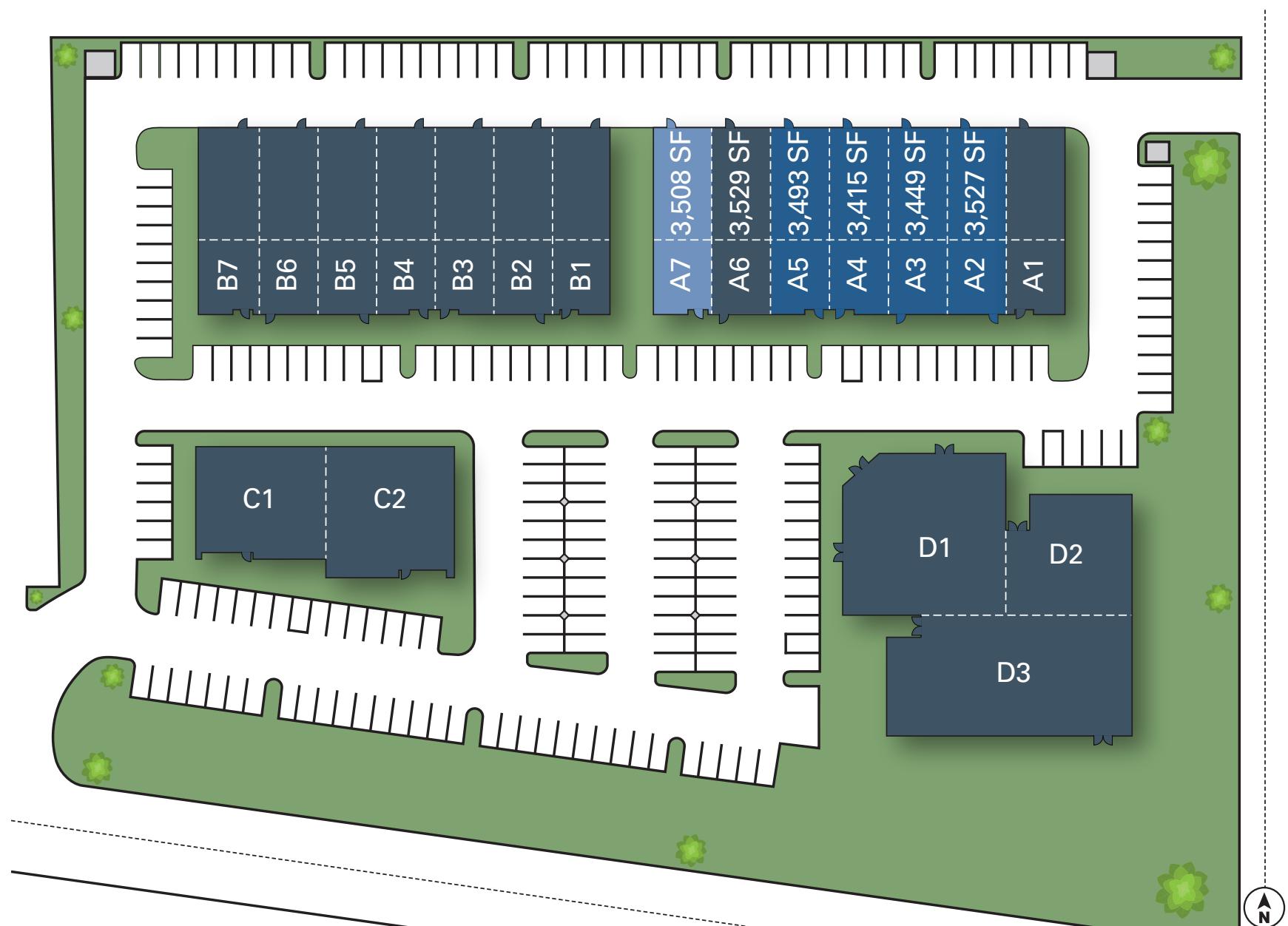
FEATURES

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

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



SITE PLAN

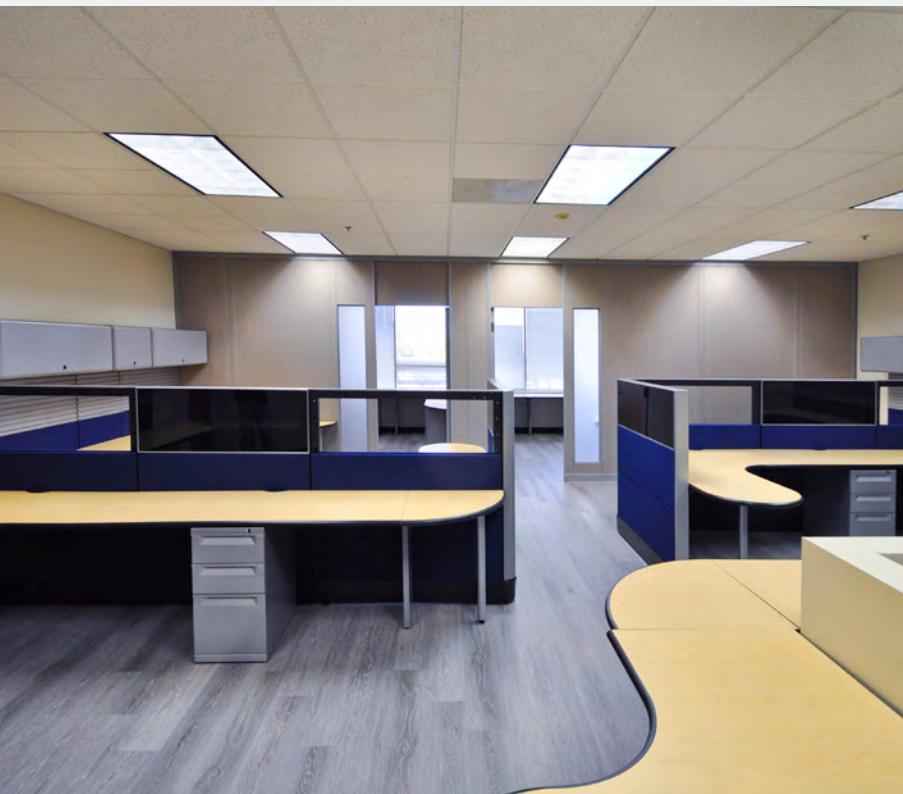


- Units A7: Available (Vacant)
- Units A2-A5: Available May 1, 2026
- Leased/Not A Part

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