

# Available

### ±34,700 SF Sublease

Freestanding industrial bldg with 405 fwy visibility, fenced yard and dock high loading

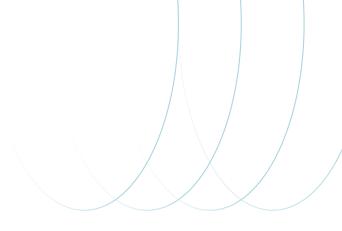
10950 Virginia Circle Fountain Valley, CA 92708







### **Features**





Available space

±34,700 SF



Office area

±5,130 SF



**Parking ratio** 

±1.1:1,000 SF (38 stalls)



**Loading doors** 

5 DH positions, 1 GL



Power panel (verify)

±600 amps, 277/480



Warehouse clearance

±18'



**Sprinklers** 

Yes

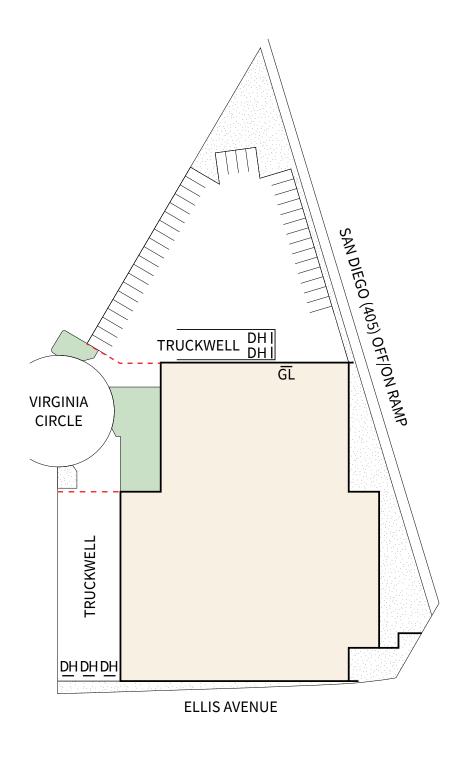


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**Yard area** Yes - Fenced

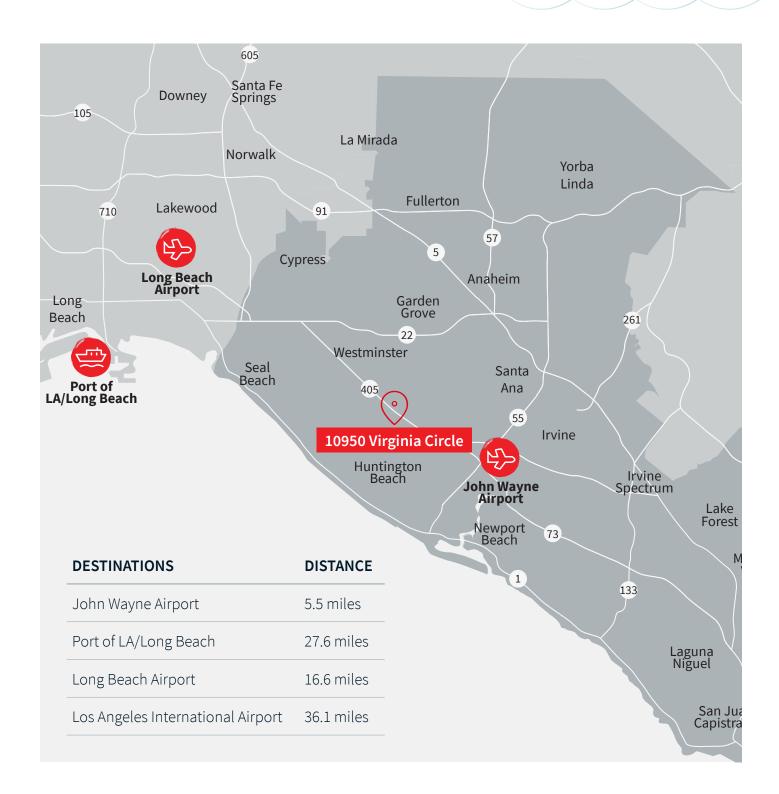
### **Additional highlights**

- Single story offices
- Fenced yard
- Low operating costs
- Sublease through 3/31/2027

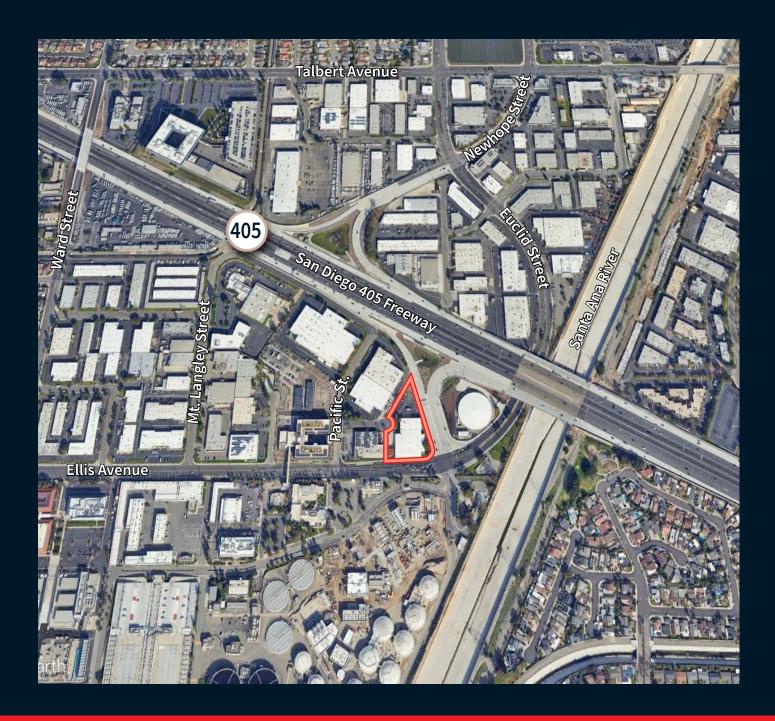




## Location







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