



**\$0.99/SF NNN
First Year Rate**

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**

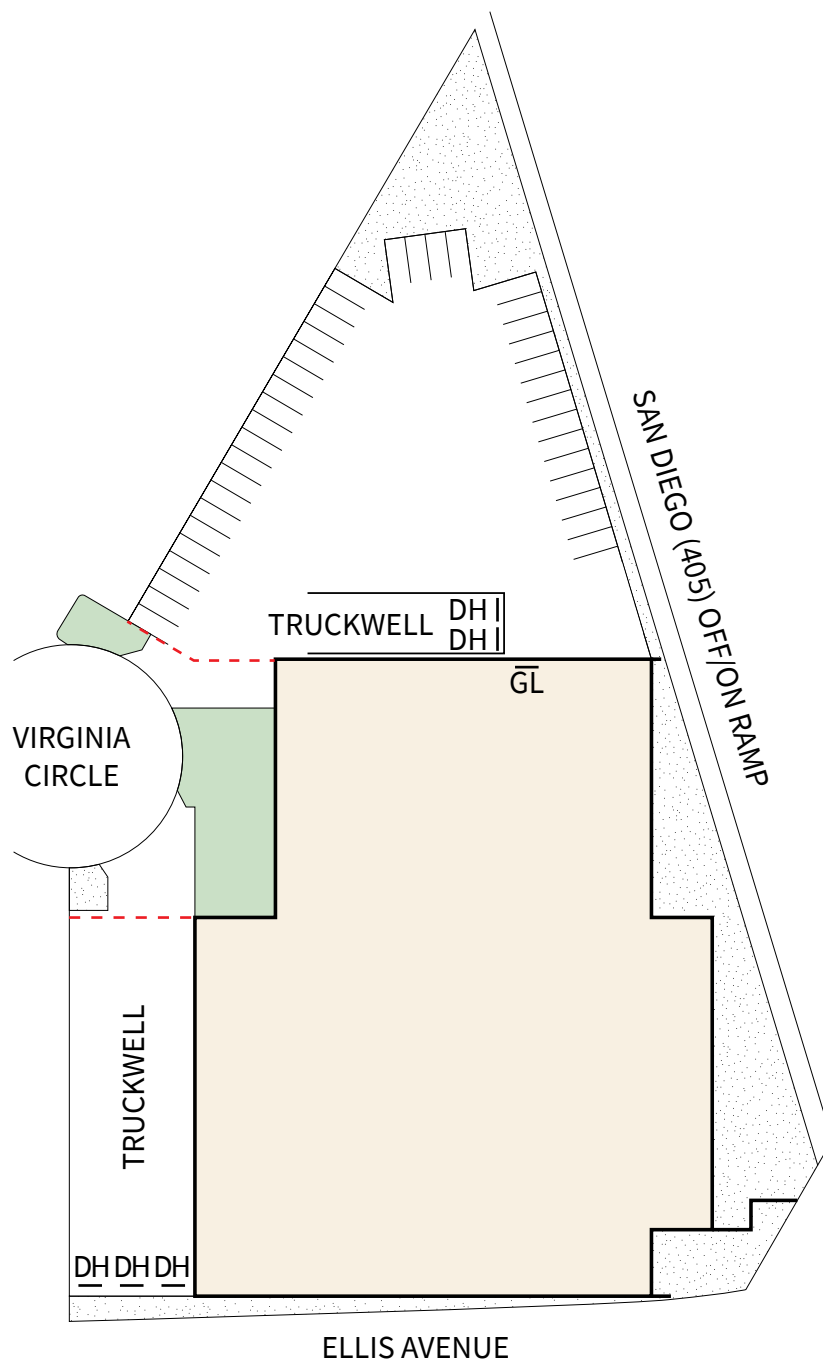
Yes

**Yard area**

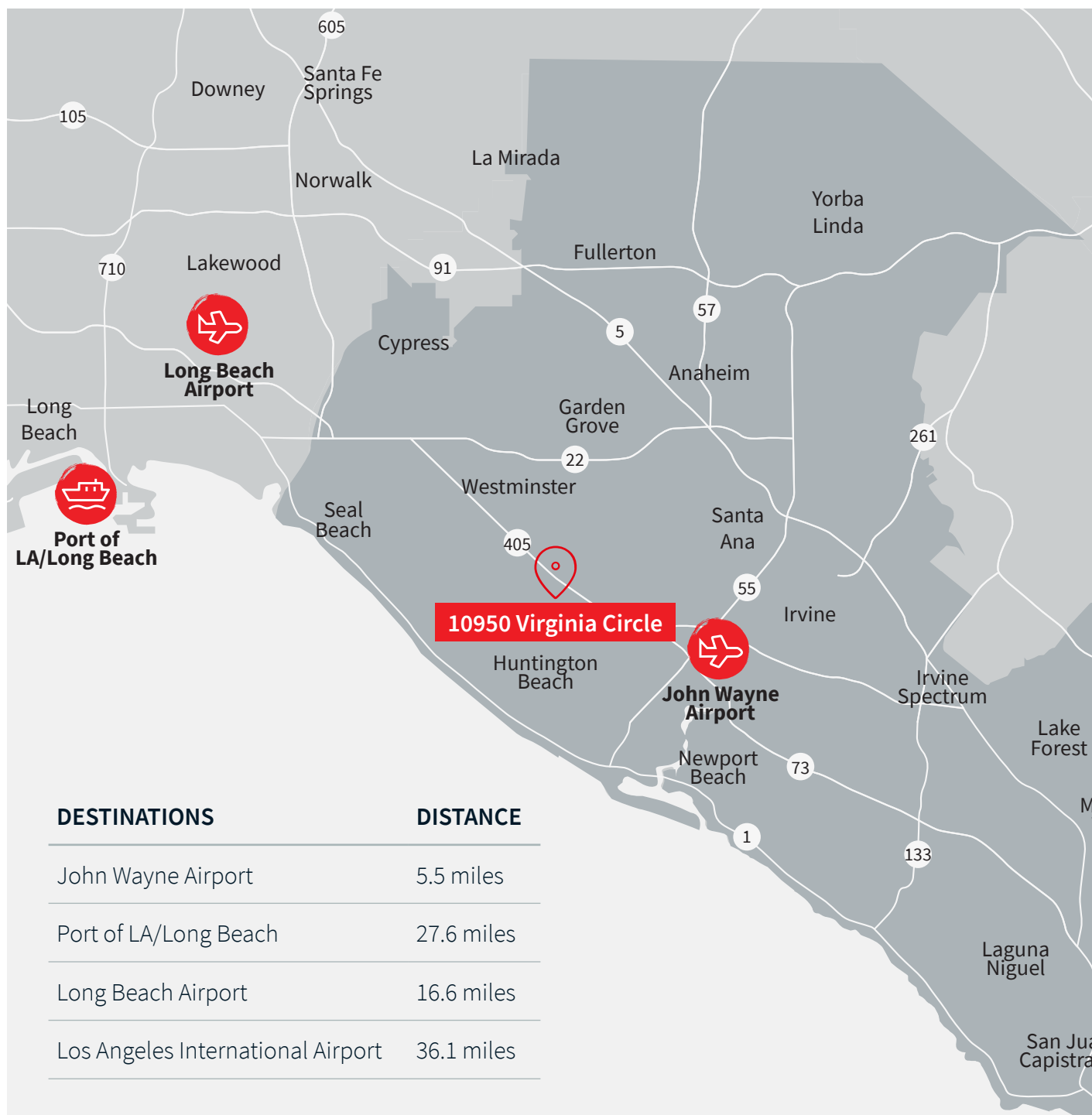
Yes - Fenced

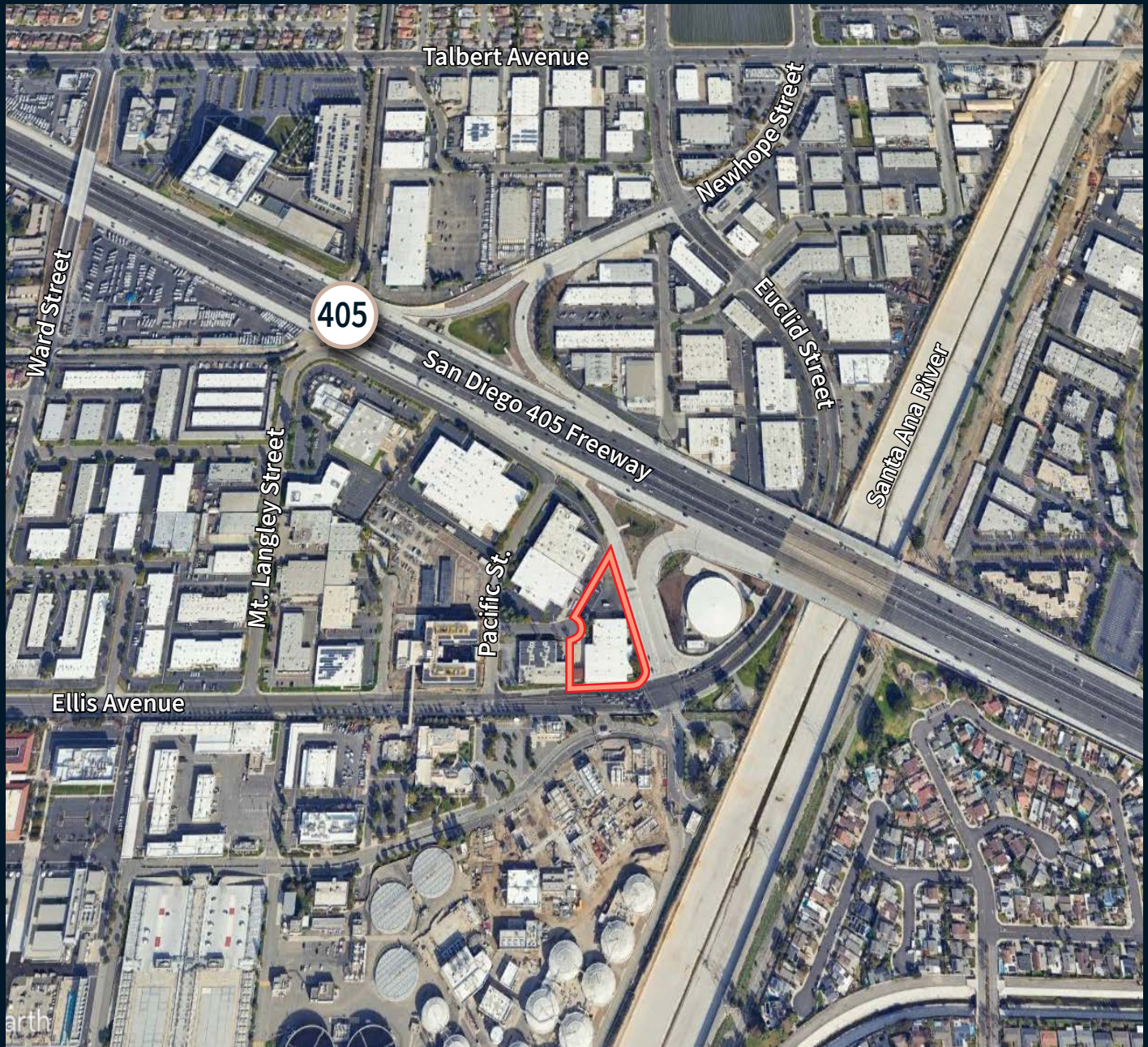
Additional highlights

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



Location





Wade Tift

Managing Director

wade.tift@jll.com

949 636 9711

License #01274371

Byron Foss

Managing Director

byron.foss@jll.com

949 212 6901

License #01754625

Nick Carey

Managing Director

nick.carey@jll.com

949 466 9049

License #014566501