

±17,280 SF Industrial Warehouse

18050 Newhope Street, Fountain Valley



FOR SUBLEASE

**Get in
touch.**

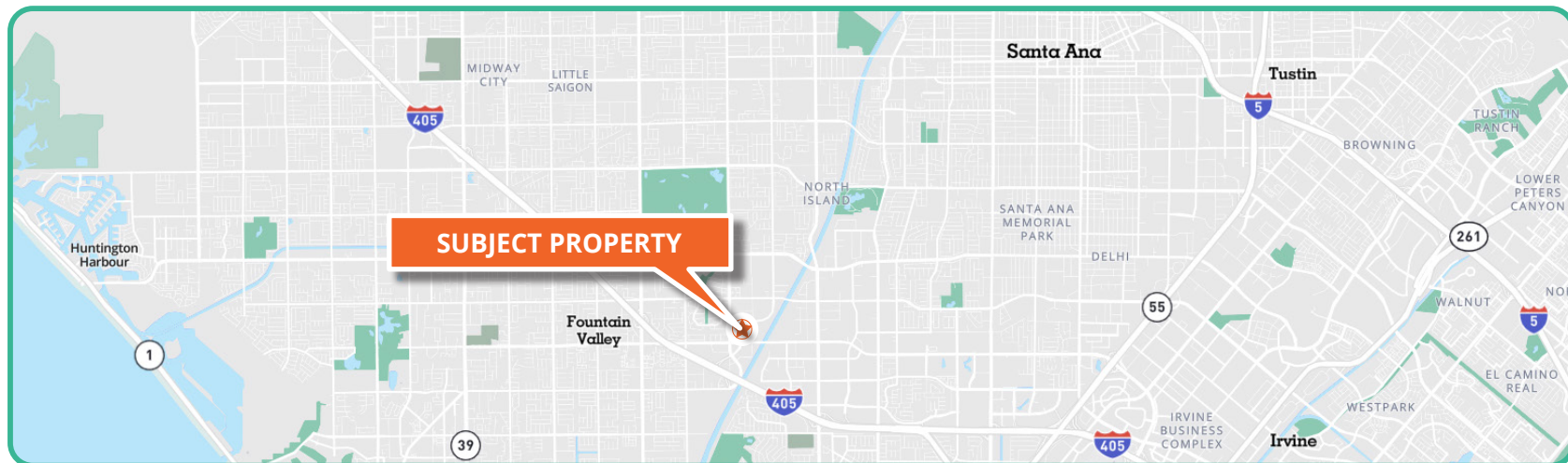
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**AVISON
YOUNG**



PROPERTY OVERVIEW

BUILDING AREA:	±17,280 SF
OFFICE AREA:	±4,200 SF
POWER:	400 Amps - 277/480 V (<i>Verify</i>)
CEILING HEIGHT:	16'-17' Minimum Clearance
DRIVE-IN DOORS:	(2) Ground Level Loading Doors
LEASE RATE:	\$1.60/SF IG
CAM:	\$0.11/SF
OCCUPANCY:	30 Days
SUBLEASE TERM:	Through September 30th, 2029

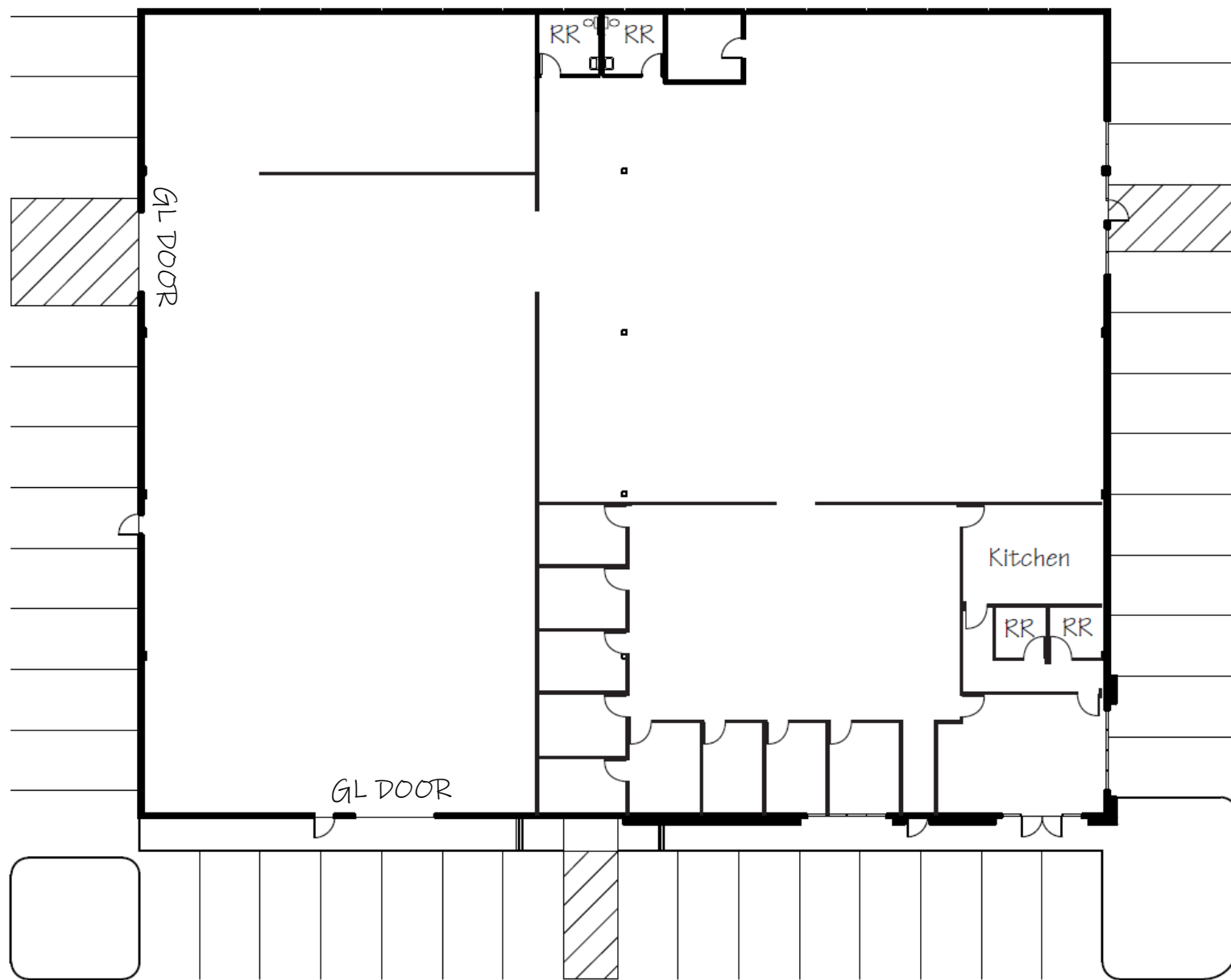
HIGHLIGHTS

- Freestanding building with visibility on Newhope Street and access from both Newhope Street and Condor Avenue
- Strategically positioned near the I-405 Freeway for excellent regional connectivity
- Surrounded by nearby restaurants and retail conveniences
- Equipped with skylights and shop restrooms

PROPERTY PHOTOS



SITE PLAN



NEARBY BUSINESSES



FedEx

Robinson Pharma, Inc.

Pyramid
pharma services



MT WASHINGTON STREET

OCTTA **TWINING**
CONSULTING

CP
CUSTOMS &
FABRICATION

**Office
Furniture
CONCEPTS**

CONDOR AVENUE

Dorell

movement
CLIMBING • YOGA • FITNESS

OC art & home **CREATIVE
ARCADES**

**ISTANBUL
GRILL**

NEWHOPE STREET

TALBERT AVENUE

AERIAL MAP



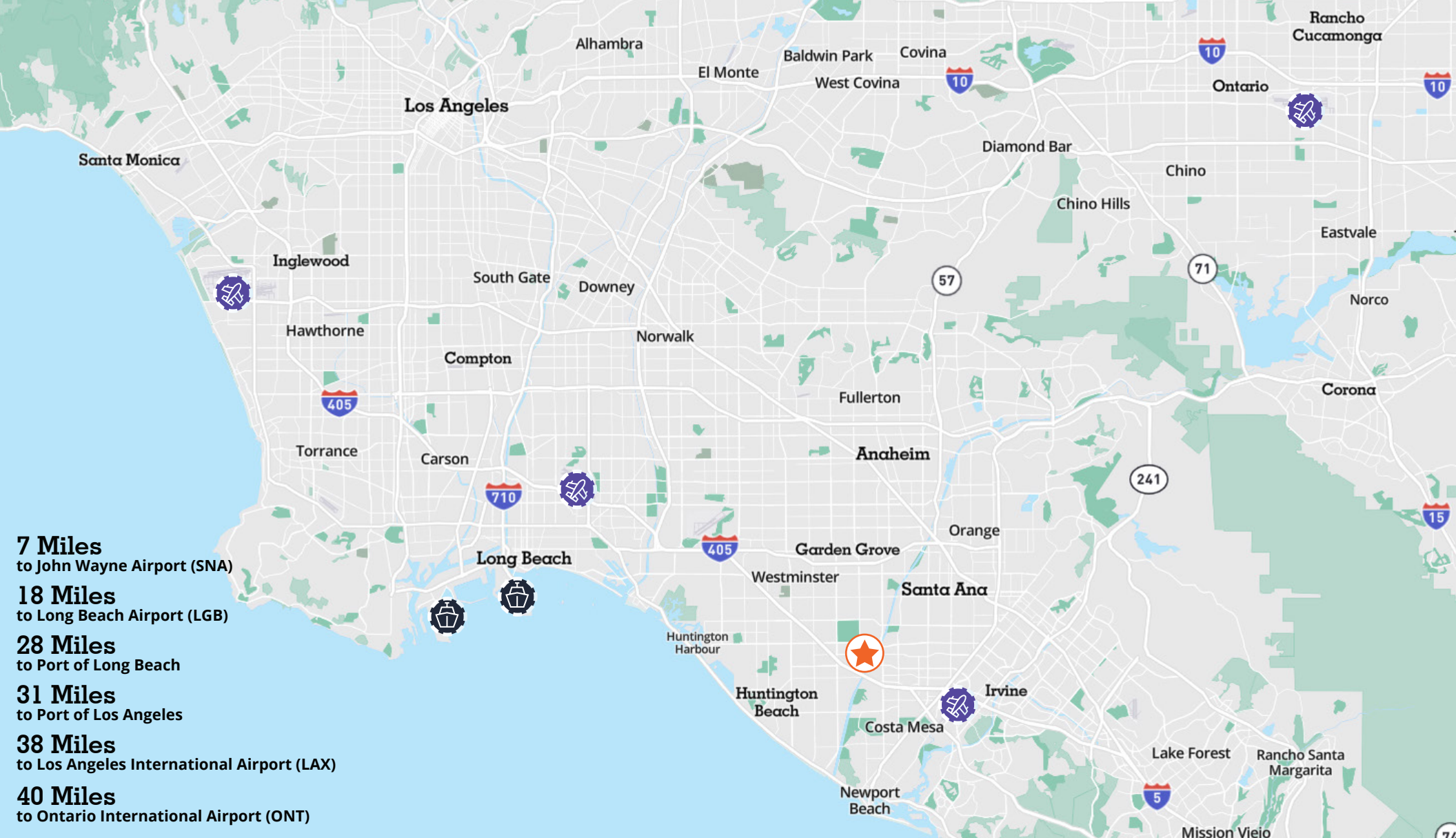
18050 Newhope St.
Fountain Valley

CONDOR AVENUE

INTERSTATE
CALIFORNIA
405

Kingston
Technology

American
Red Cross



- 7 Miles**
to John Wayne Airport (SNA)
- 18 Miles**
to Long Beach Airport (LGB)
- 28 Miles**
to Port of Long Beach
- 31 Miles**
to Port of Los Angeles
- 38 Miles**
to Los Angeles International Airport (LAX)
- 40 Miles**
to Ontario International Airport (ONT)

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