

# 17256

## RED HILL AVENUE

**FOR SALE**  
**±4,770 SF**

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



**NEWMARK**

Irvine, California



# HIGHLIGHTS

- **Ask Price: \$550/SF - \$2,623,500**
- **Vacant and available for immediate occupancy at close of escrow**
- ±4,770 SF single-story flex building
- ±1,000 SF full height warehouse
- ±3,770 SF office/flex space
- Prominent building signage and visibility on Red Hill Ave.
- HVAC units and security system
- ±13 parking spaces
- Prestigious Irvine address
- 1 GL door
- Located within Redhill McGaw Business Center
- Easy access to 55 and 405 freeways

REDHILL MCGAW  
BUSINESS CENTER  
17200 - 17288

RED HILL  
AVENUE



# LOCATION AERIAL



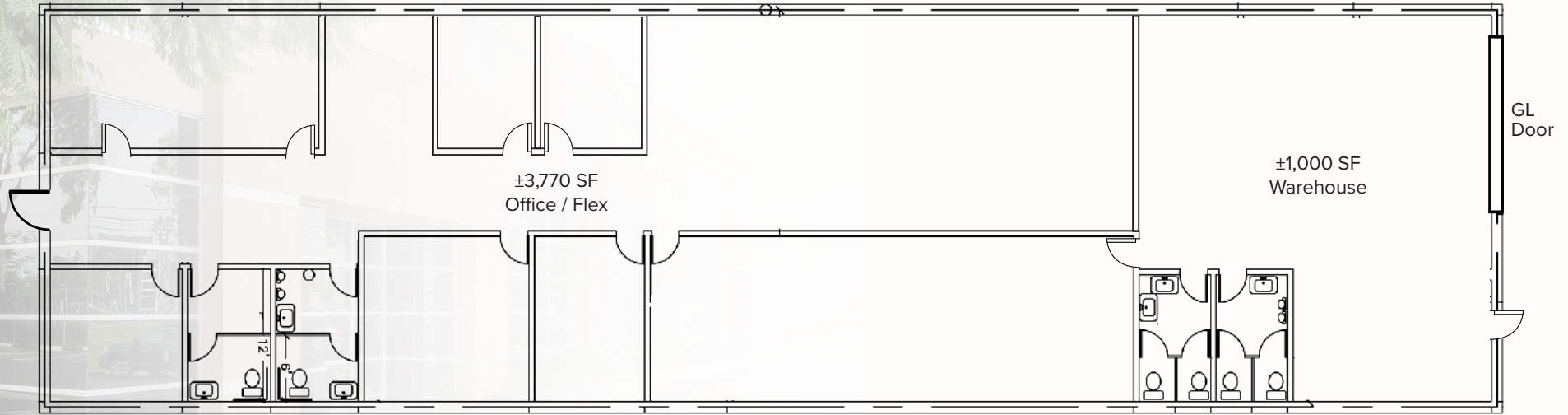
**17256 Red Hill Ave.** is part of the airport area commercial district, which is a dynamic business hub offering a mix of office spaces, retail establishments, and dining options.

Irvine, California



# FLOOR PLAN

FOR SALE  
±4,770 SF



## CONTACTS



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