



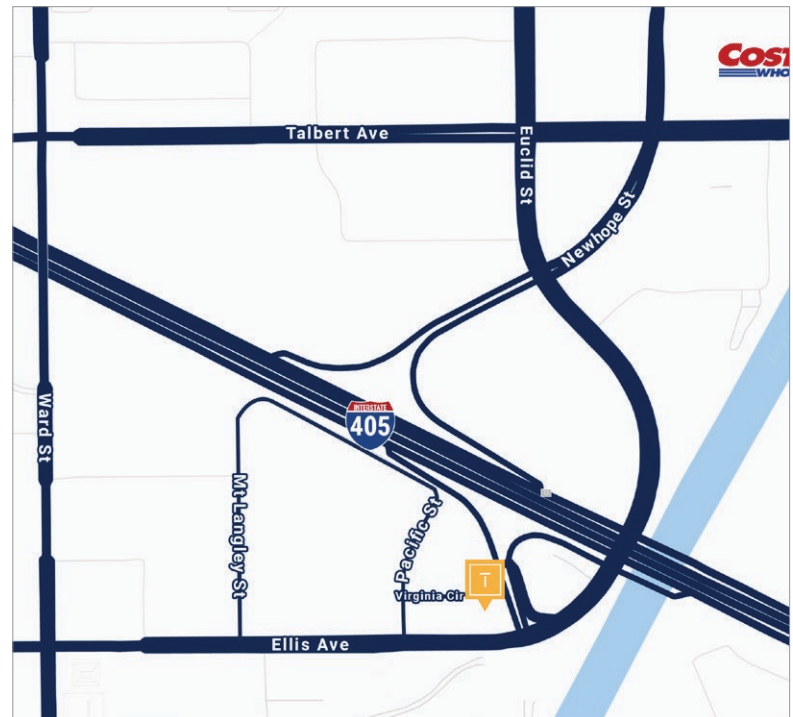
# FOR LEASE - ±34,700 SF INDUSTRIAL BUILDING

10950 VIRGINIA CIRCLE | FOUNTAIN VALLEY, CA 92708



## PROPERTY FEATURES:

- » ±34,700 SF Freestanding Industrial Building
- » ±3,000 SF of Office
- » Five (5) Dock High Loading Positions
- » One (1) Ground Level Loading Door
- » 18' Warehouse Clear Height
- » Fire Sprinklers
- » ±1.1:1,000 SF (38 stalls)
- » Concrete Parking and Loading Areas
- » Warehouse Restrooms
- » ±600 amps, 277/480 (verify)
- » Secured Parking/Yard Area
- » San Diego (405) Freeway Visibility
- » Immediate Access to the San Diego (405) Freeway
- » Available for Direct Lease Commencing April 1, 2027, or Sooner Subject to Existing Sublease Offering by JLL



## CONTACT US:

**TIDEMARK**  
Real Estate Services

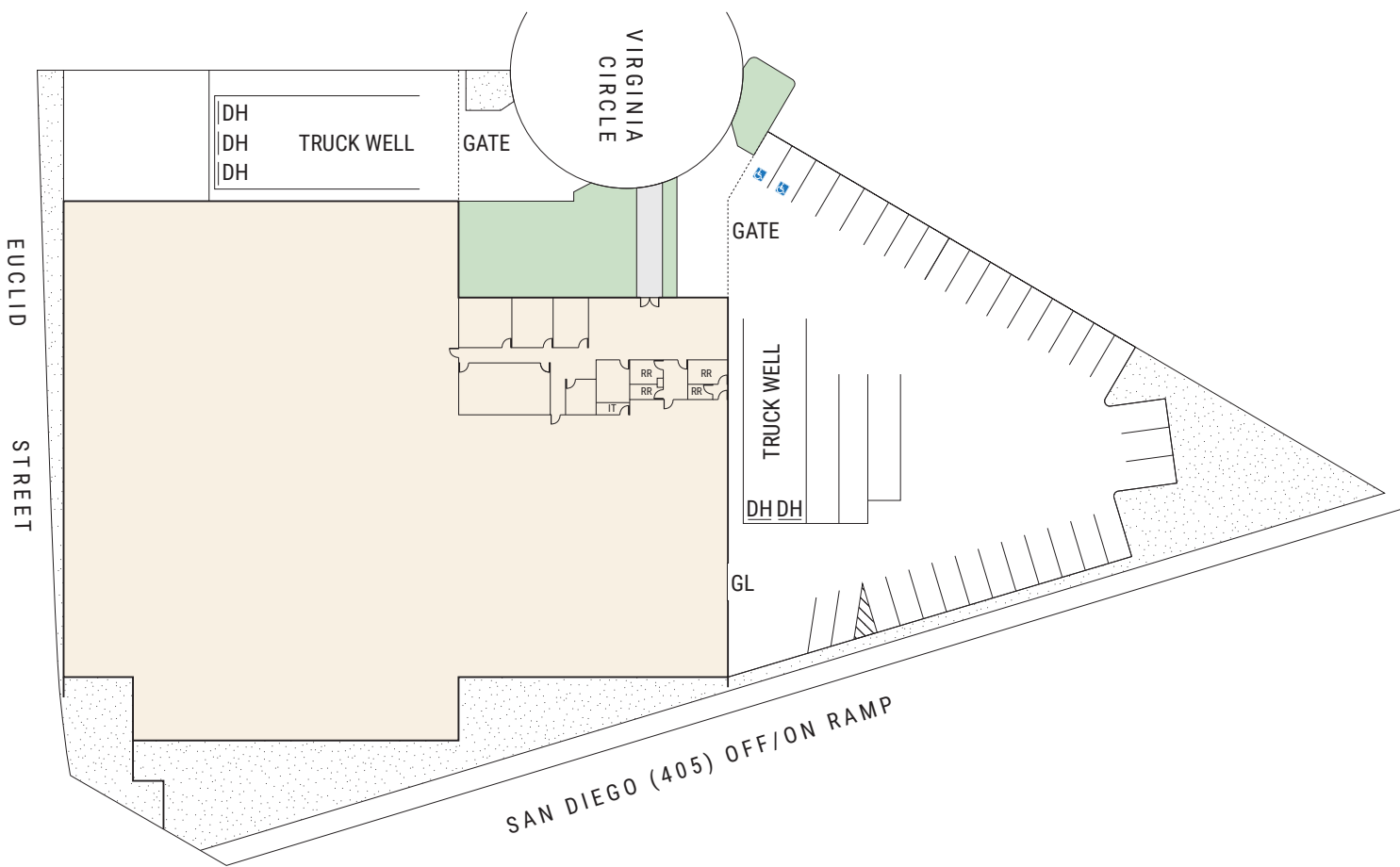
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PROPERTY MANAGEMENT**

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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Tidemark Real Estate Services, Inc., its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



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