

±17,280 SF Industrial Warehouse

18050 Newhope Street, Fountain Valley



FOR SUBLEASE

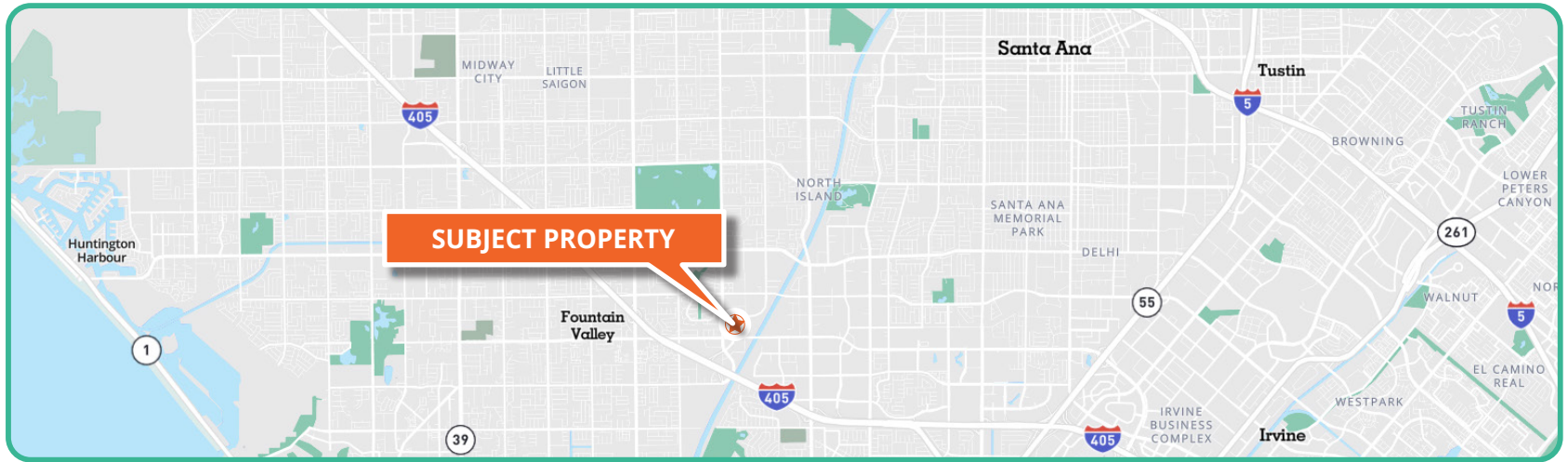
**Get in
touch.**

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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 NNN |
| SUBLEASE TERM: | Through September 30th, 2029 |

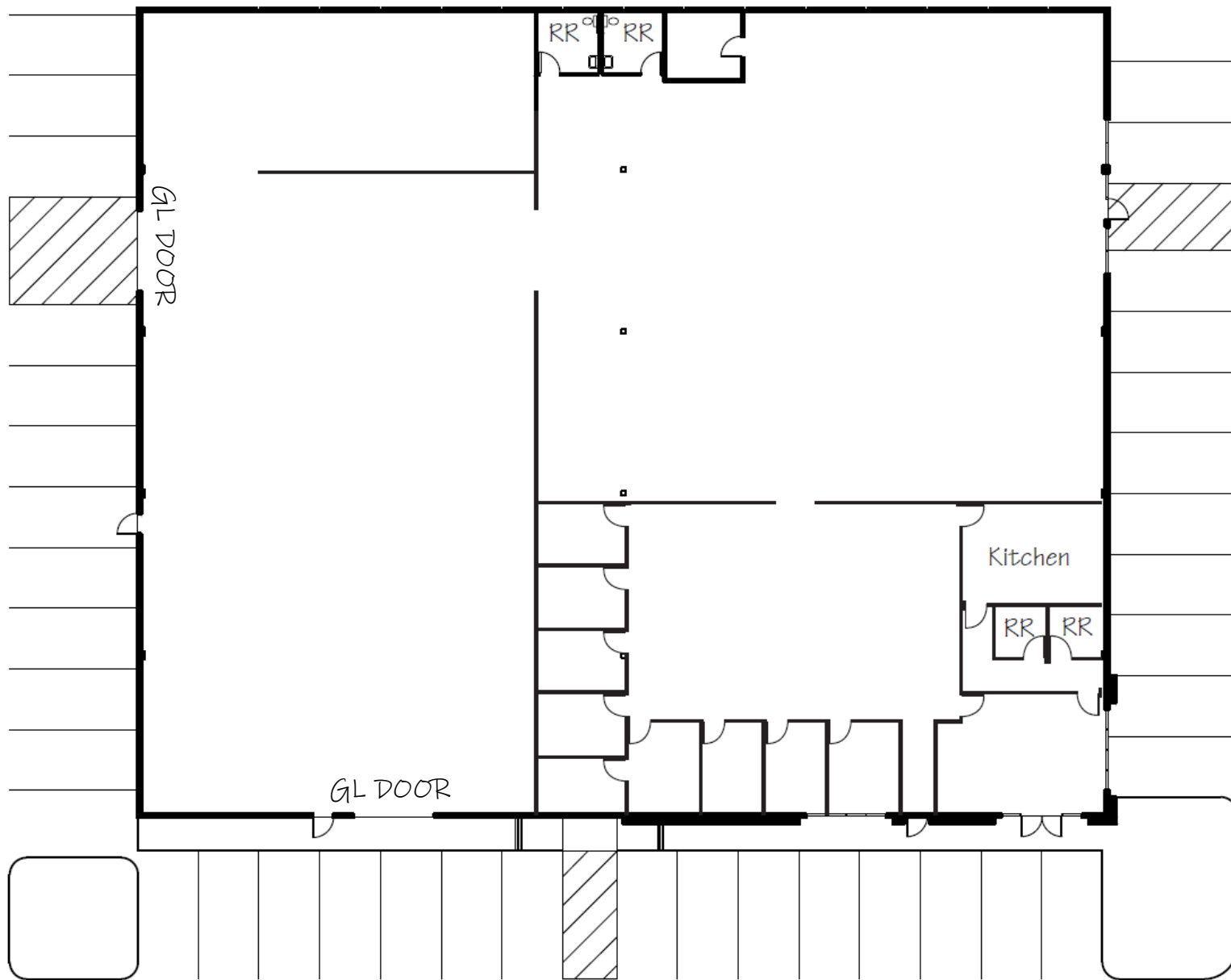
HIGHLIGHTS

- 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

CP
CUSTOMS &
FABRICATION

Office
Furniture
CONCEPTS

CONDOR AVENUE

OCTTA
TWINING
CONSULTING

movement
CLIMBING • YOGA • FITNESS

Dorell

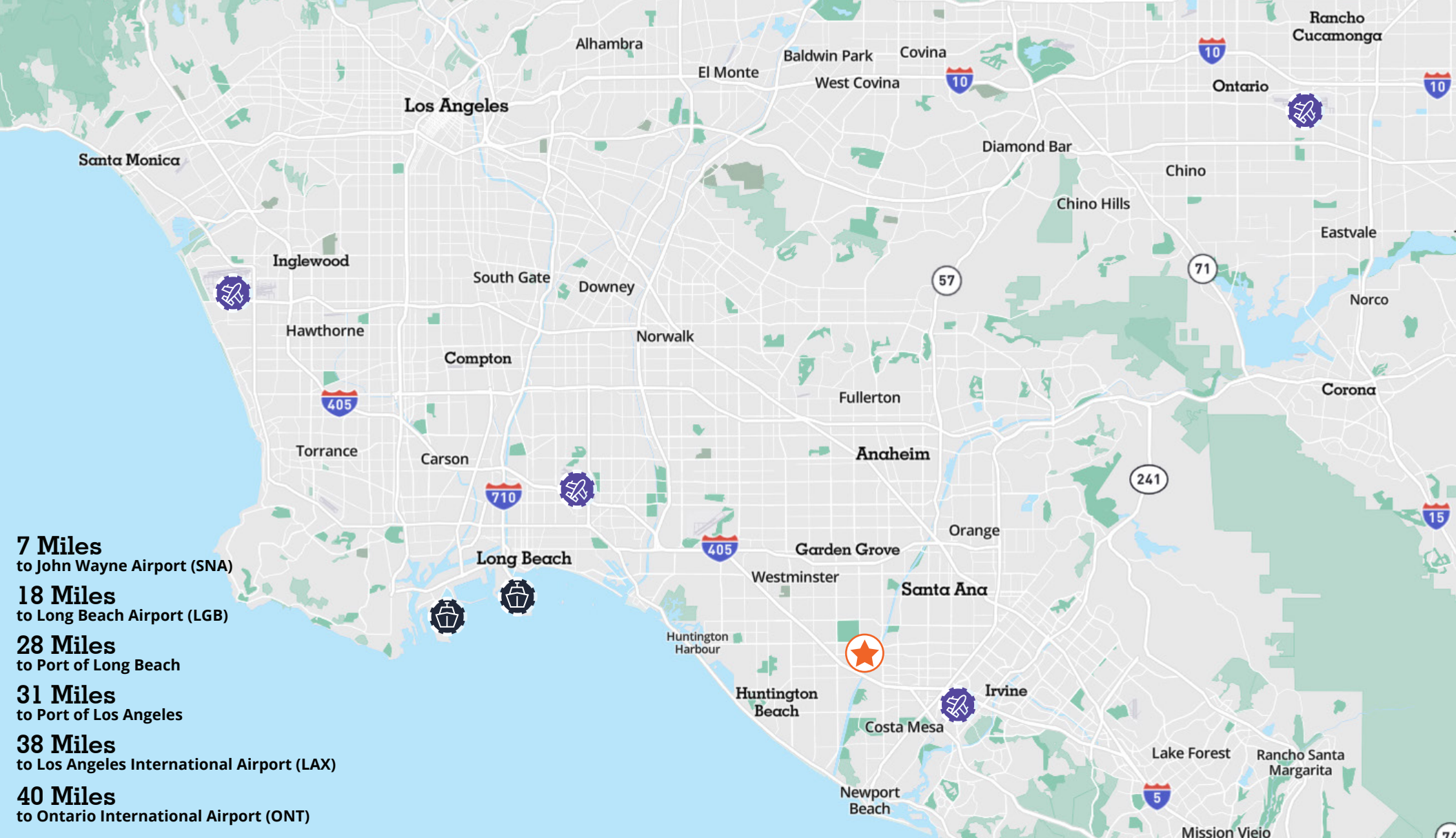
OC art & home
CREATIVE
ARCADES

ISTANBUL
GRILL

NEWHOPE STREET

TALBERT AVENUE





- 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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