

FOR SALE OR LEASE

9963 - 9983  
MUIRLANDS BOULEVARD

Irvine, CA 90701

3,415-6,908 SF  
AVAILABLE



NEWMARK

REALTY | OC

# 9963 - 9983 MUIRLANDS BLVD

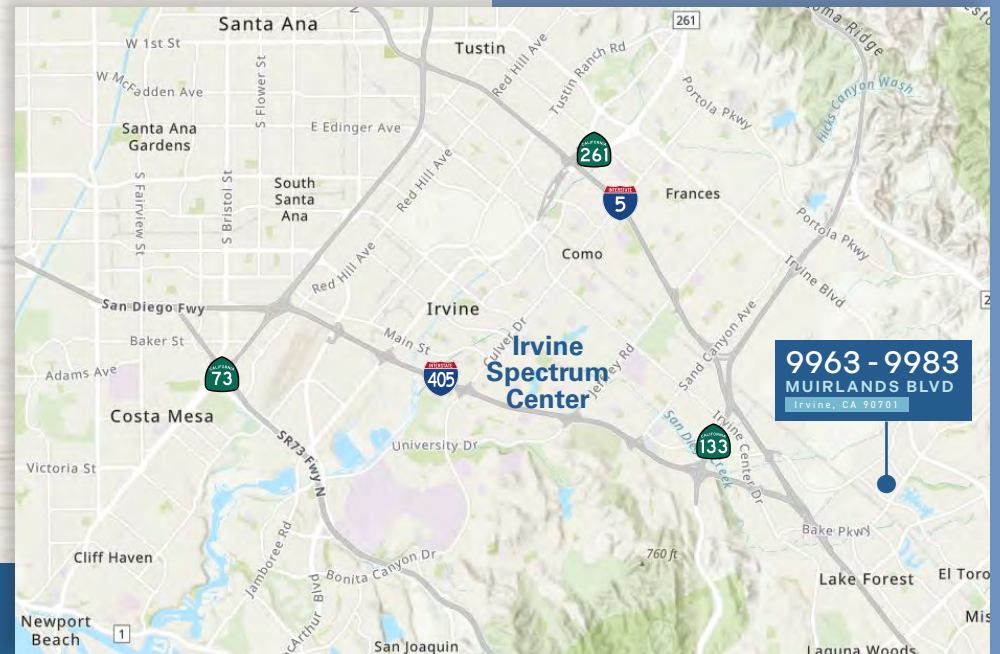
## 6,908 SF AVAILABLE

### FEATURES

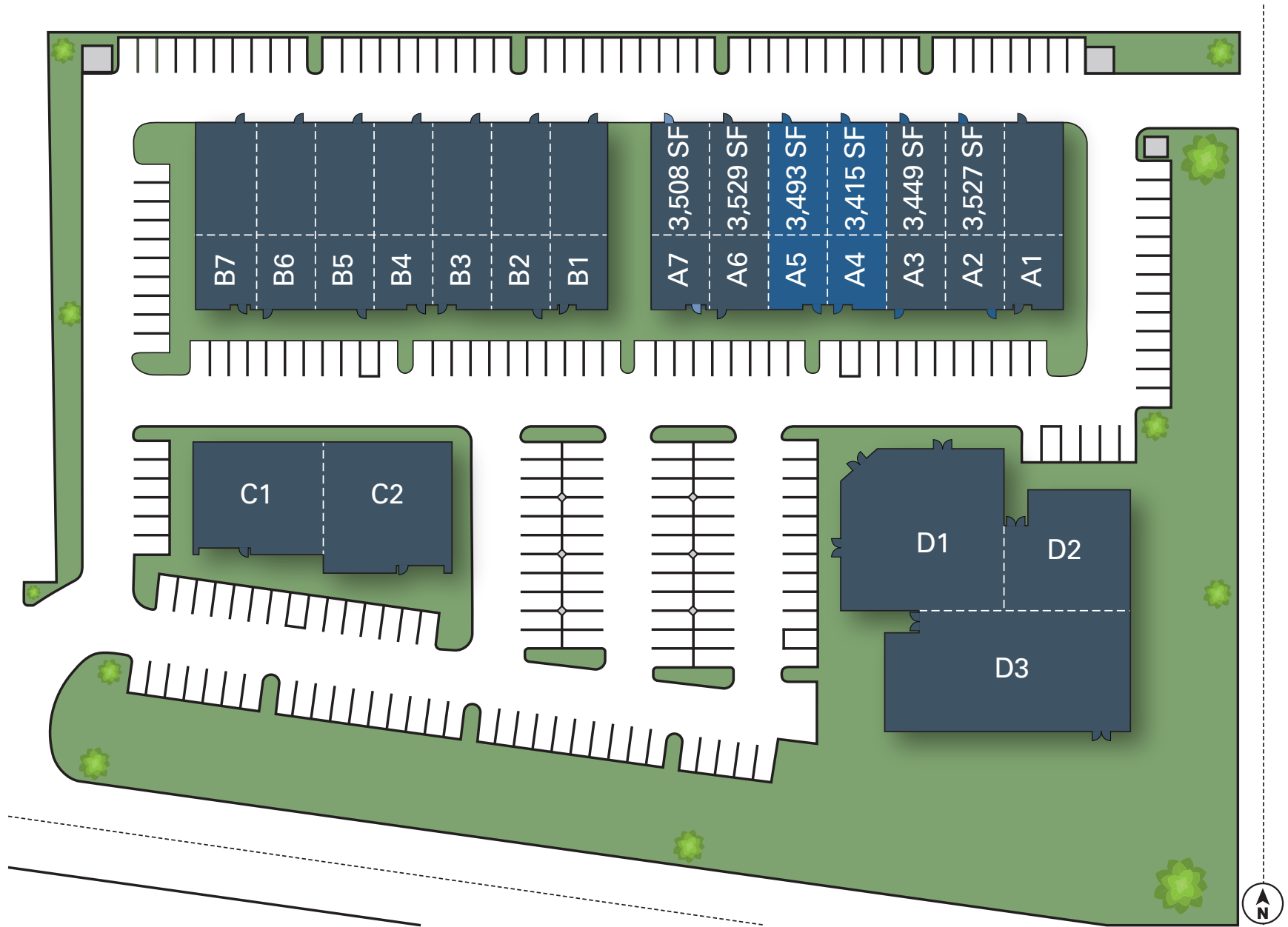
- 2 Units Available (Separately or Combined)
- 2 Story Flex / R&D Units
- 22' Clear Height in Warehouse
- Constructed in 2007
- Furniture and Racking Available




SUITE	SIZE	AVAILABLE DATE
A2 - 9983	3,527 SF	<b>LEASED</b>
A3 - 9979	3,449 SF	<b>LEASED</b>
A4 - 9975	3,415 SF	June 1, 2026
A5 - 9971	3,493 SF	June 1, 2026
A6 - 9967	3,529 SF	<b>LEASED</b>
A7 - 9963	3,508 SF	<b>LEASED</b>



# SITE PLAN



-  Units A4 & A5: Available June 1, 2026
-  Leased/Not A Part



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## MUIRLANDS BOULEVARD

Irvine, CA 90701

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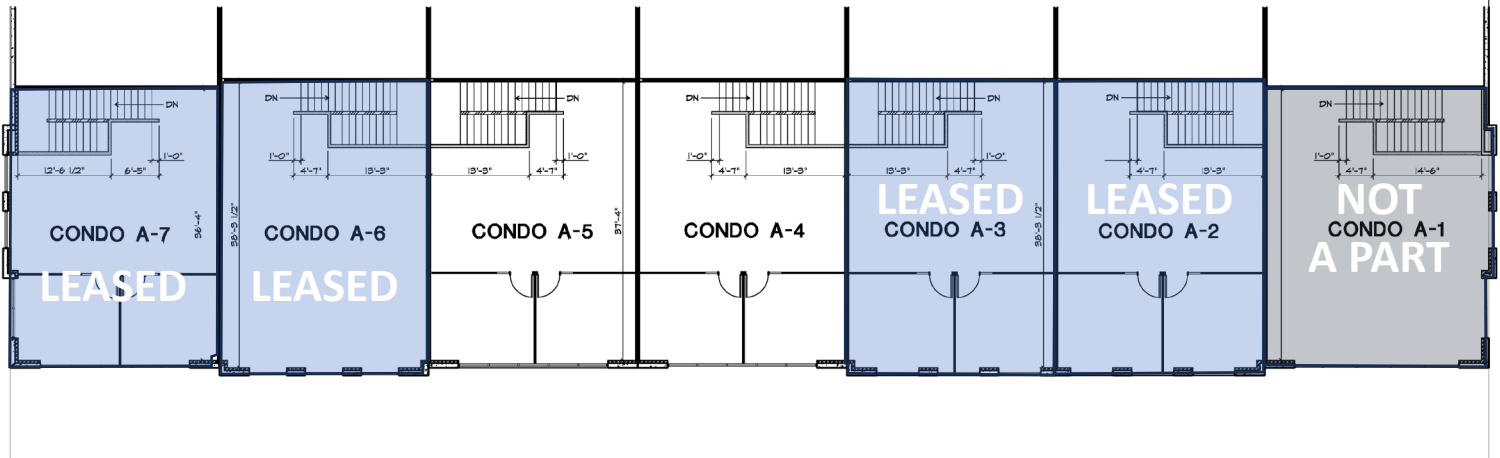
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**NEWMARK**

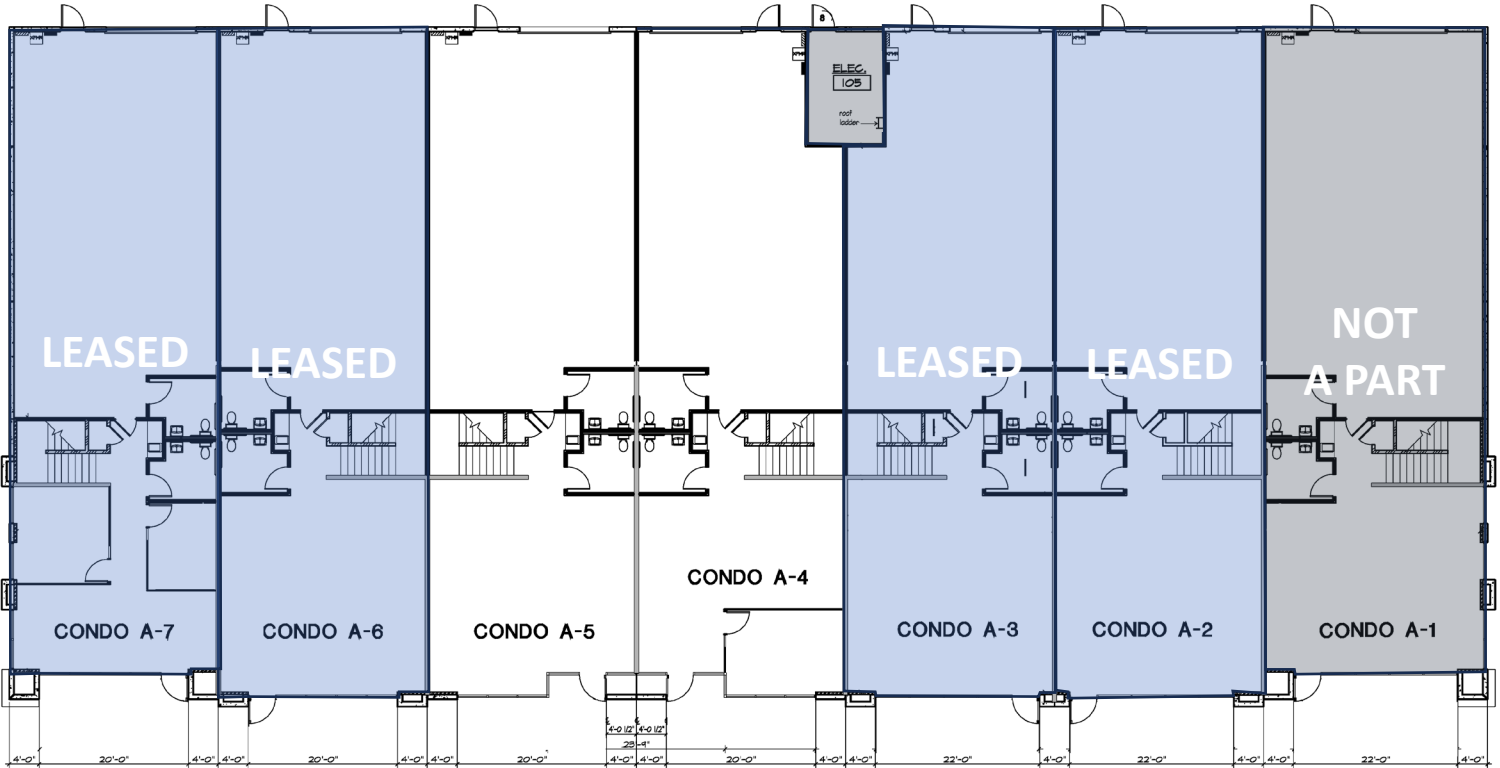
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**MEZZANINE FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



