

Available SF 3,750 SF

Industrial For Sublease

Building Size 25,808 SF



**Property Name:** Laguna Hills Commerce Center  
**Address:** 23501 Ridge Route Dr, Unit F, Laguna Hills, CA 92653  
**Cross Streets:** Avenida De Carlota/Ridge Route Dr

Sublease Through 12/31/2026

50/50 Office-Warehouse

600 Amps Power

12' Clear Height

Available For New Lease or Short Term Sublease

Reception, 2 Offices and 2 Restrooms

<b>Lease Rate/Mo:</b>	\$6,375	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	/ 2
<b>Lease Rate/SF:</b>	\$1.70	<b>Clear Height:</b>	12'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	NNN / Op. Ex: \$0.64	<b>GL Doors/Dim:</b>	1 / 12'x12'	<b>Office HVAC:</b>	
<b>Available SF:</b>	3,750 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	3,750 SF	<b>A: 600 V: 0: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Framed	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Sublease Through 12/31/2026	<b>Const Status/Year Blt:</b>	Existing	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>		<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	/ Ratio:	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	OC South
<b>Zoning:</b>	FC			<b>APN#:</b>	588-331-11,588-331-12,588

**Listing Company:** Sunday & Associates

**Agents:** [Karen Sunday 949-632-7727](mailto:karen@sundaysunday.com)

**Listing #:** 42700134

**Listing Date:** 09/04/2024

**FTCF:** CB000N000S000

**Notes:** Karen Sunday is not a member of AIR CRE. Please verify all information. No listing agreement is on file at AIR CRE. Protect yourself regarding commission.

**Karen Sunday**  
 karen@sundaysunday.com  
 949-632-7727

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**The Row/Laguna Hills Commerce Center**

**23501 Ridge Route, Suite F**

**3,750 s.f.**



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