

LOS PATRONES

BUSINESS PARK
(PHASE 2)

MOVE-IN-READY INDUSTRIAL UNITS FOR LEASE

1,824 SF - 3,672 SF

28600-28650 Airoso Street
Rancho Mission Viejo,
California 92694

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TheoPacific
REALTY ADVISORS


RANCHO MISSION VIEJO

 **JLL®**

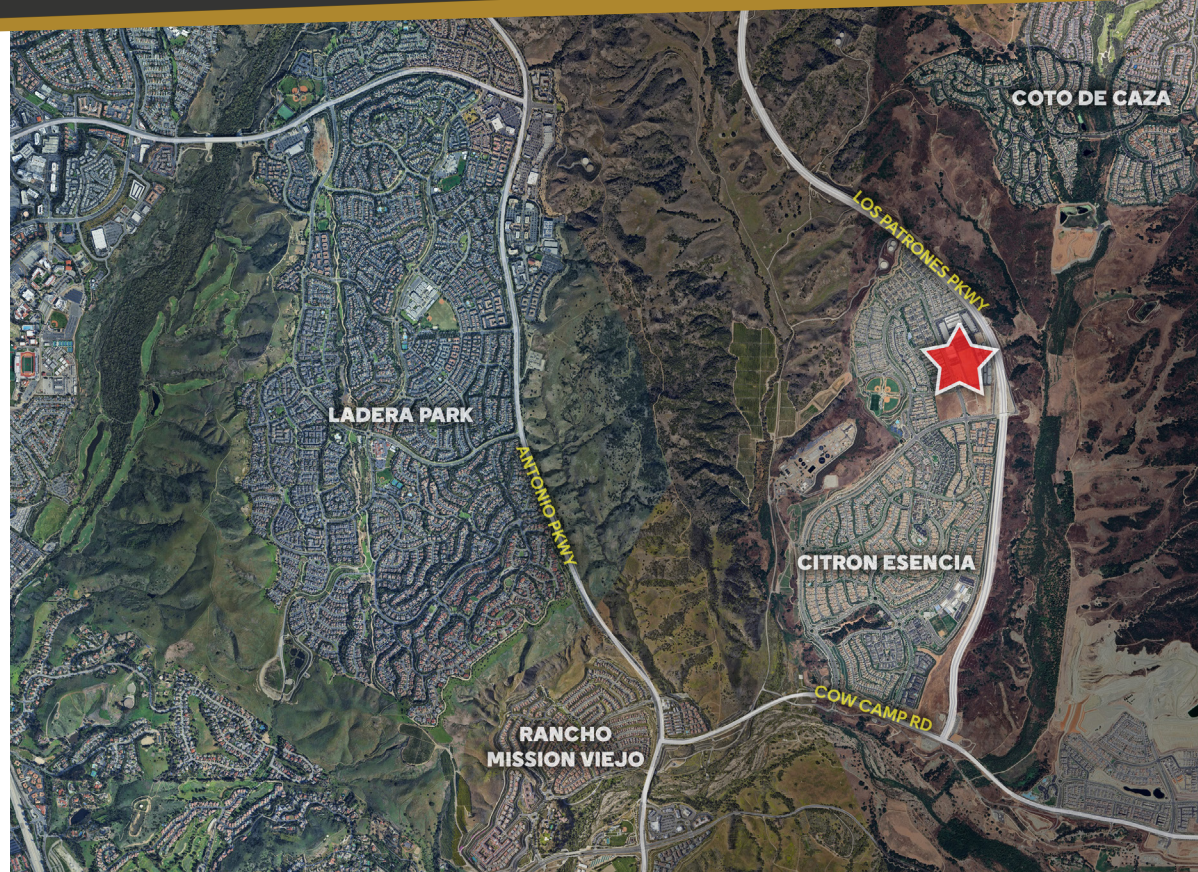


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PROPERTY FEATURES

Address	28600-28650 Airoso Street, Rancho Mission Viejo, California 92694
Units	Sizing ranging from 1,824 SF - 3,672 SF
Grade Level Doors	One (1) grade level door per bay
Clear Height	18' warehouse clear height
Power Service	200A 3-ph, 4 wire per bay power
Parking Ratio	3.0/1,000 parking
Loading Area	Private & secure yard & loading area
Construction	New construction, 2024 completion
Amenities	Numerous food amenities on site
Surrounding Area	Part of larger 50 acre master plan; residential, retail, commercial project
Frontage	Los Patrones Parkway frontage & visibility
Freeway Access	Easy Access to the 5 Freeway, Ortega Highway (74) & 241 Toll Road
Location Highlights	Located near the beautiful, new neighborhoods of Esencia (2,700 units) & Rienda (8,000+ units)



HIGHLIGHTS

ACCESS TO OVER
1.5 MILLION PEOPLE
WITHIN A
30 MINUTE DRIVE

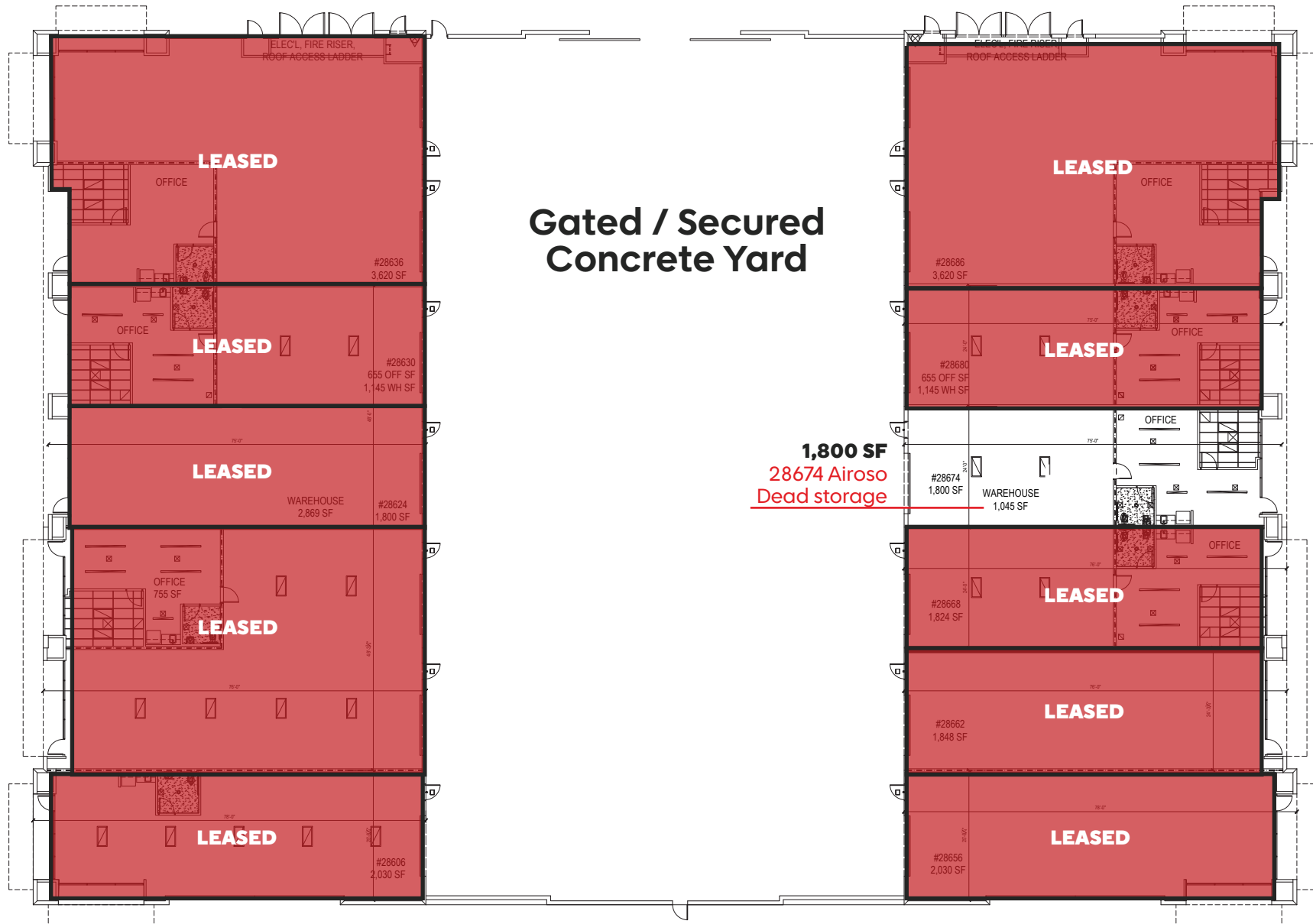
23,532 people	10 minutes
378,825 people	20 minutes
1,113,210 people	30 minutes



LOS PATRONES

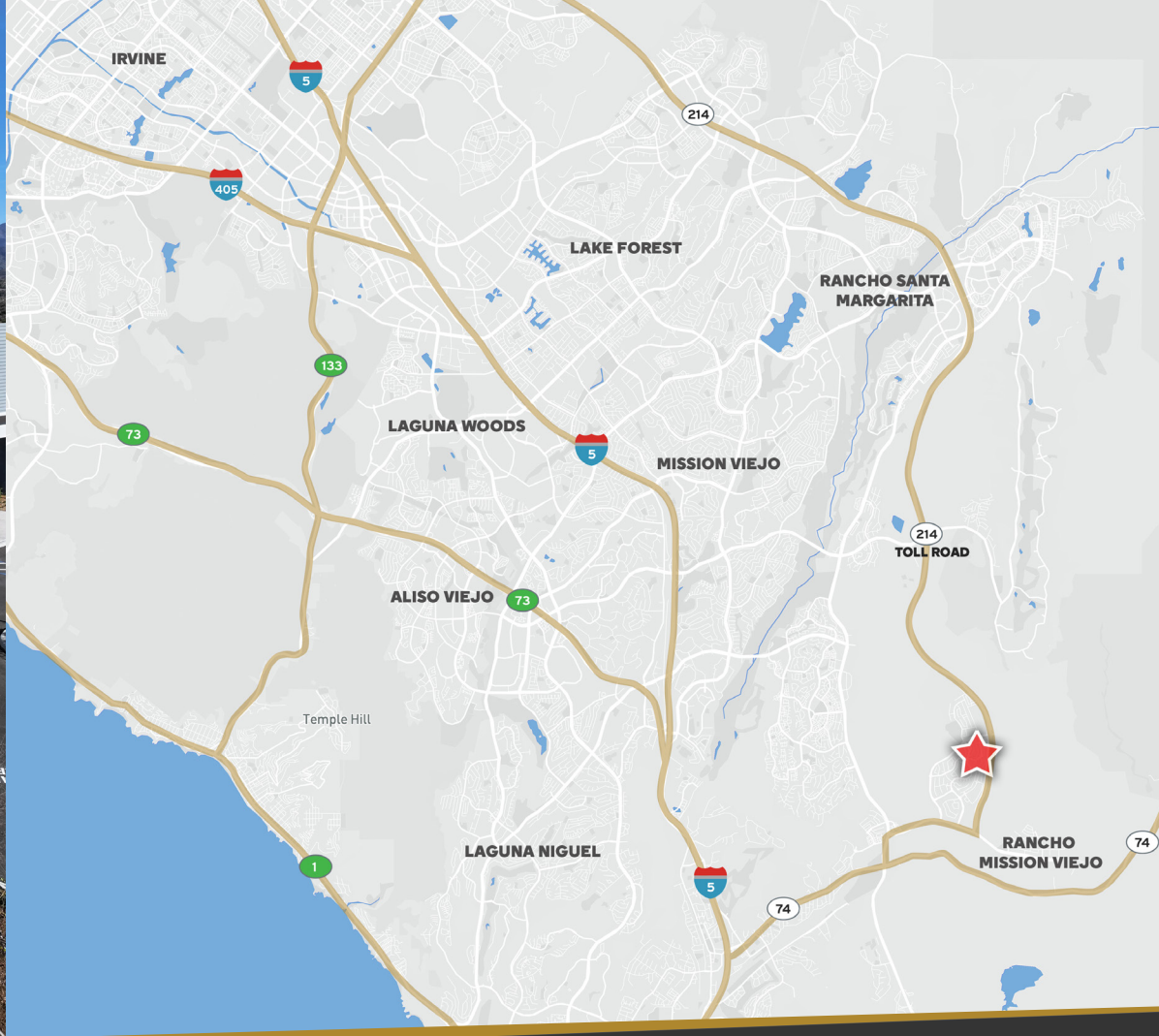
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CURRENT AVAILABILITIES



LOS PATRONES

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