

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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REALTY ADVISORS


RANCHO MISSION VIEJO

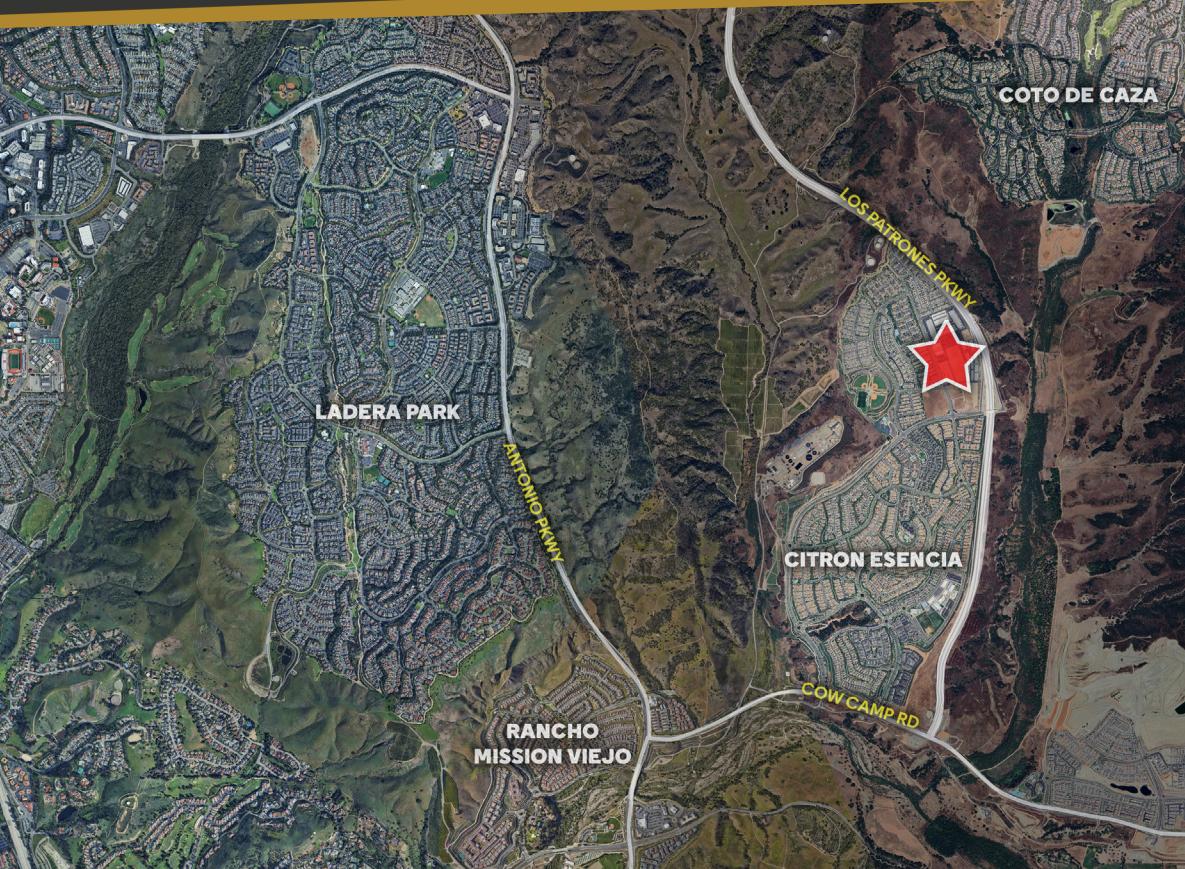
JLL®

LOS PATRONES

BUSINESS PARK (PHASE 2)

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

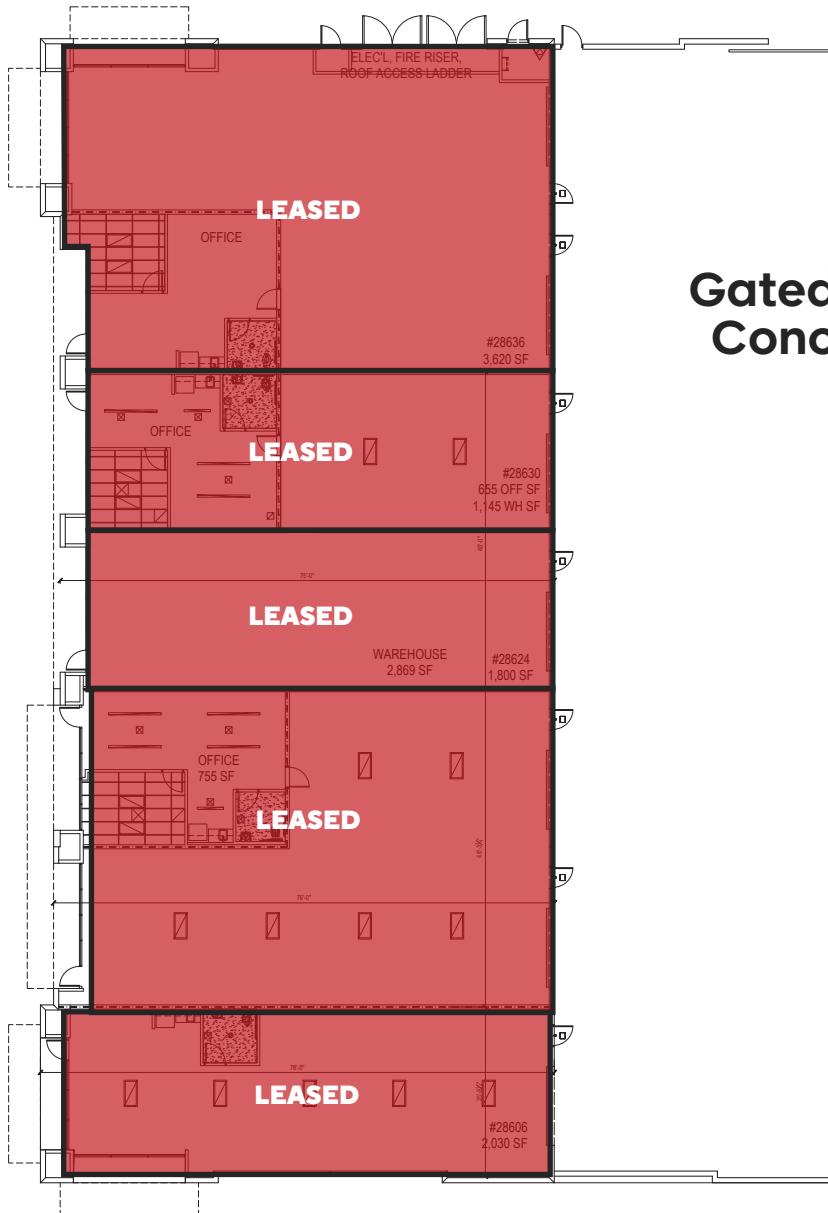


LOS PATRONES

B U S I N E S S P A R K

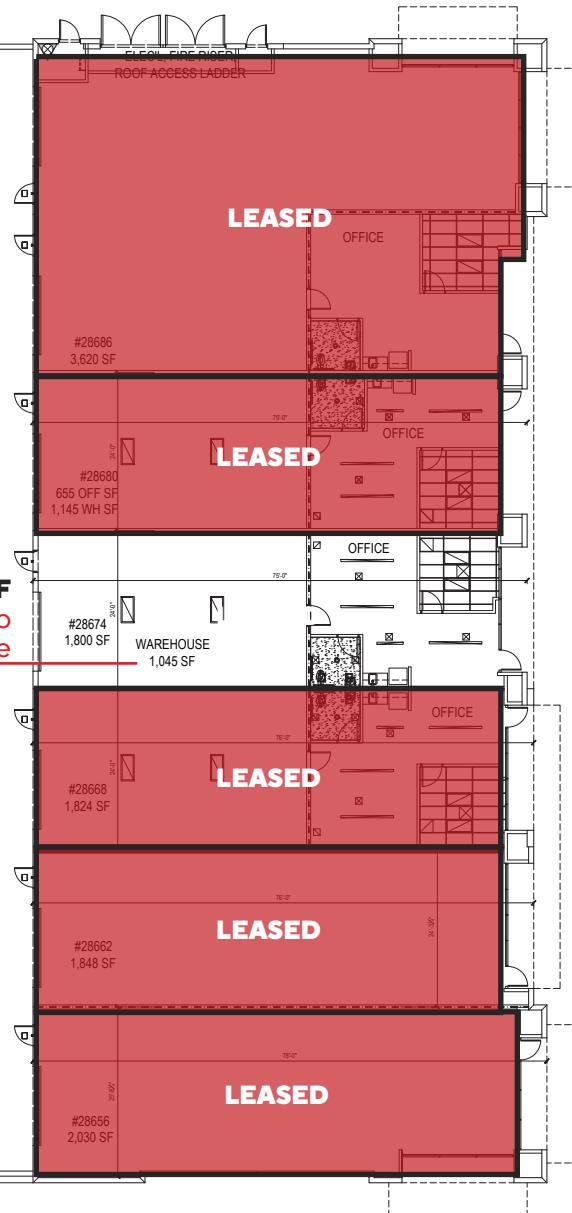
(P H A S E 2)

CURRENT AVAILABILITIES



Gated / Secured Concrete Yard

1,800 SF
28674 Airoso
Dead storage



LOS PATRONES BUSINESS PARK (PHASE 2)



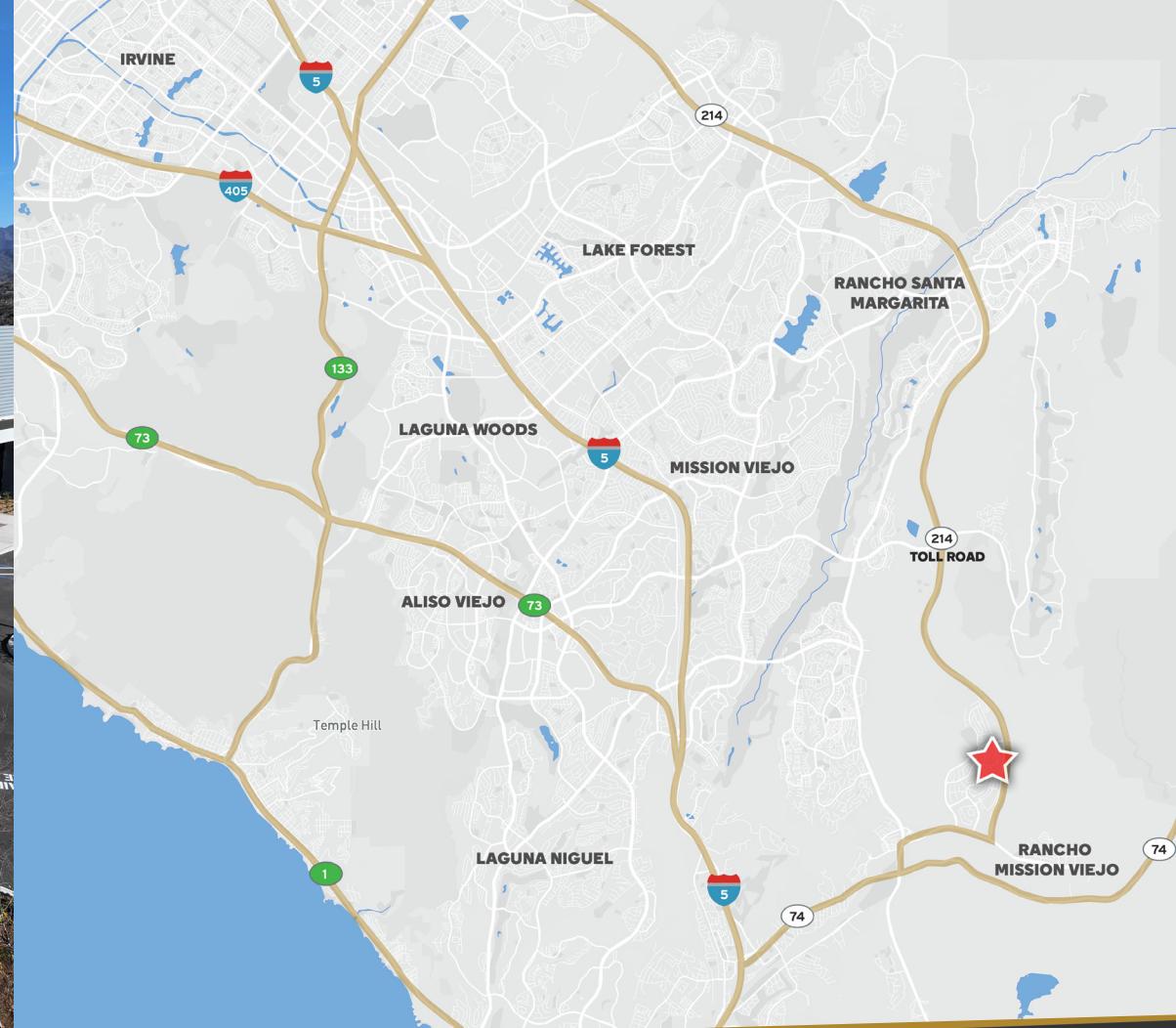
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