

# 23705 VIA DEL RIO | YORBA LINDA

34,925 SF DIVISIBLE INDUSTRIAL BUILDING FOR SALE OR LEASE



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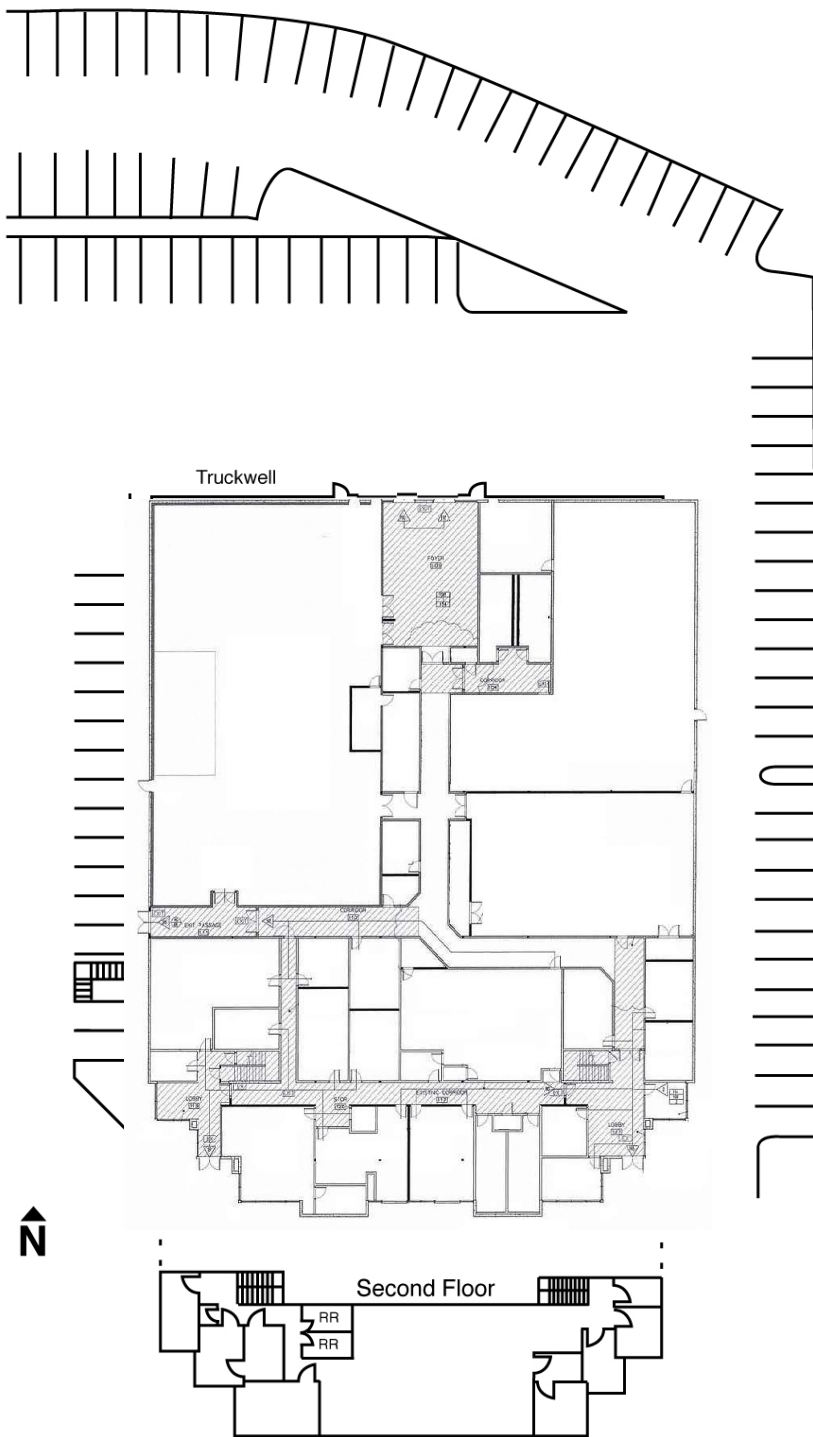
LIC: #02063515

 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

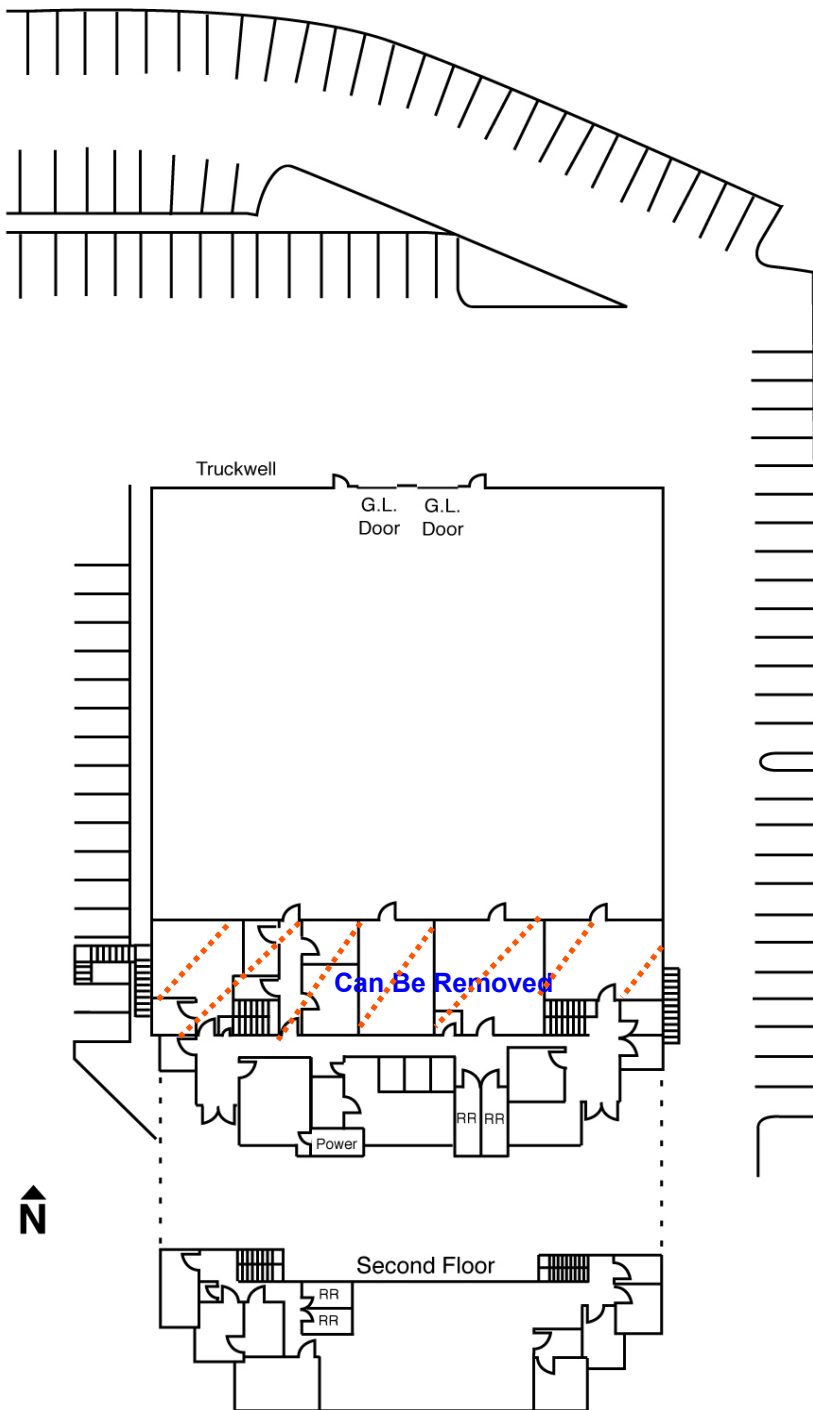


# SITE PLAN A



- **Current Use- Church & School**
- **Conditional Use Permit (CUP) in place for Church**
- **Conditional Use Permit (CUP) - Private School & Day Care**
- **Parking Agreement - 200+ Vehicles**
- **450 Seat Sanctuary**
- **Large Outside Patio Area**
- **Several Multipurpose Rooms & Classrooms**
- **Fully Fire Sprinklered**
- **Cul-De-Sac Location with Street Parking**
- **School Use - 60 Students**
- **Classrooms & Admin Offices**
- **Close Proximity to 91/241/55 FWYS**

# SITE PLAN B



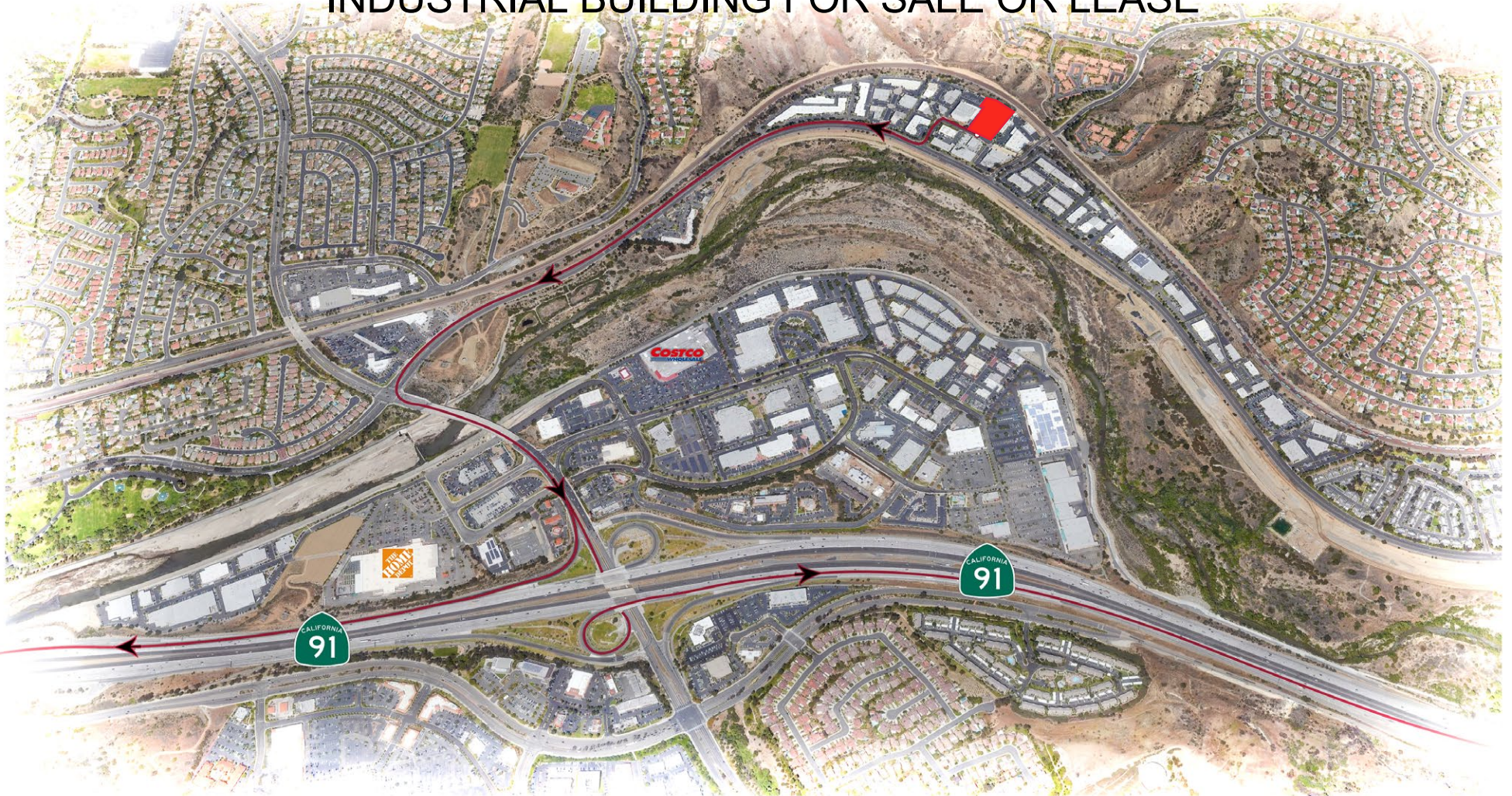
- Convert back into Warehouse/R&D
- 34,925 SF Freestanding Industrial Building
- ±10,000 SF 2-Story Office Space
- 6,000 SF R&D/Production Space (can be removed)
- 22' Ceiling Clearance
- One (1) Truckwell/Dock Door
- Two (2) GL Loading Doors
- 2,000+ Amps, 277 / 480 Volt, 3 Phase (Verify)
- Drive-Around Facility
- Shop Restrooms
- 2.8:1 Parking Ratio
- Immediate 91 FWY access



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