

30242

ESPERANZA | RANCHO SANTA MARGARITA

±21,810 SF FREESTANDING FLEX/INDUSTRIAL BUILDING



**FREESTANDING FLEX/INDUSTRIAL BUILDING
AVAILABLE FOR SALE OR LEASE**

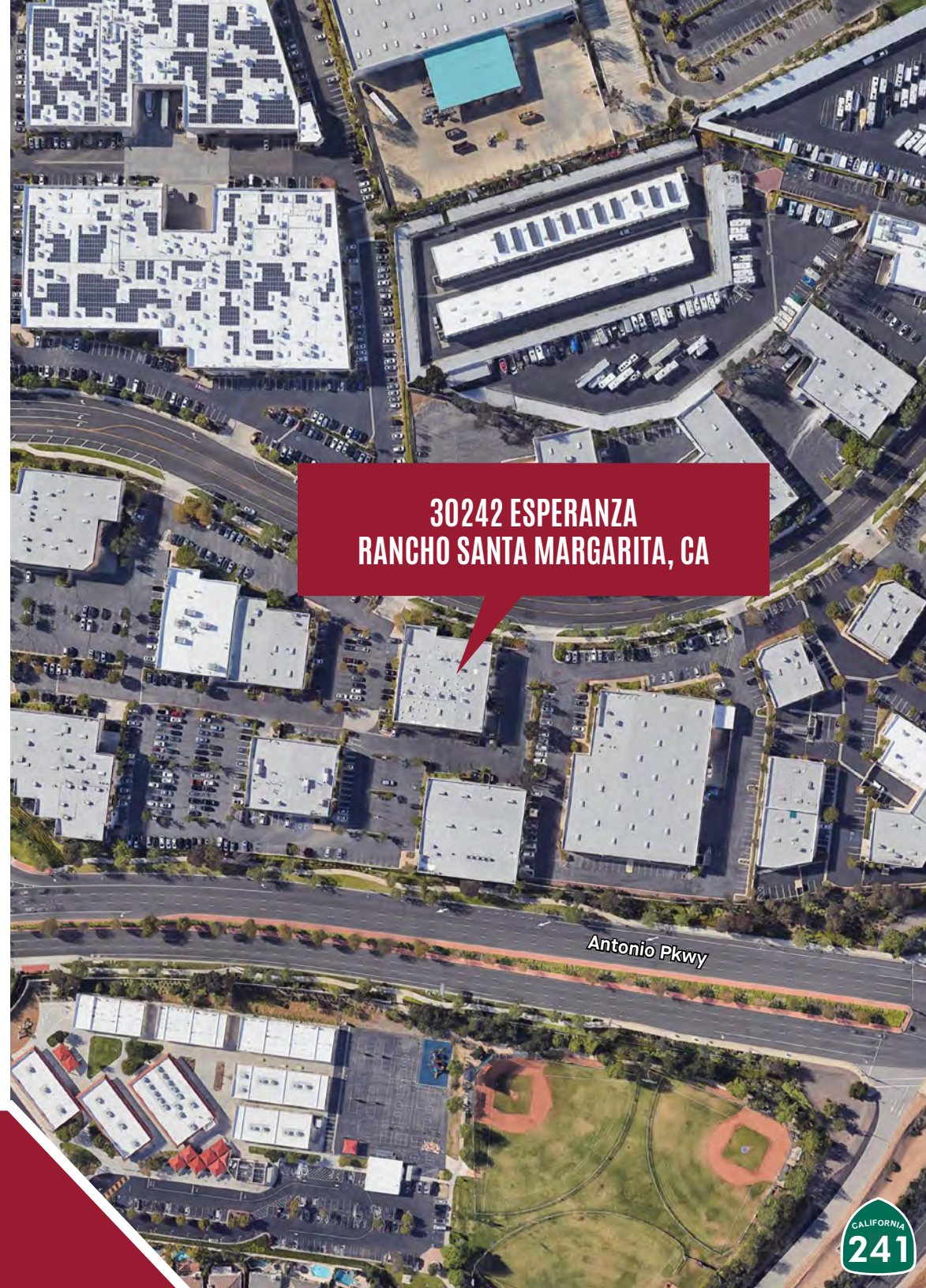


**LEE &
ASSOCIATES**

OVERVIEW

Address	30242 Esperanza Rancho Santa Margarita, CA 92688
Offering Price	TBD
Lease Rate	\$1.60 NNN (±\$0.35 Nets)
Building Size	±21,810 SF
Land Area	1.28 Acres
Office	±18,772 SF of 2-Story Office Area
Warehouse	±1,735 SF with 24' Clearance
Mezzanine & Storage	±4,915 SF on 2nd Floor

*Building has ±72 car parking and potential to add an exterior truckwell. 1st floor office could be converted to high clear warehouse area.



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PROPERTY SPECIFICATIONS

Address: 30242 Esperanza, Rancho Santa Margarita, CA 92688

County: Orange

Rentable Building Area: ±21,810 with ±4,915 RSF of 2nd floor mezzanine office area and storage

Year Built: 1999

Ceiling: 24' Warehouse Clearance

Zoning: PC

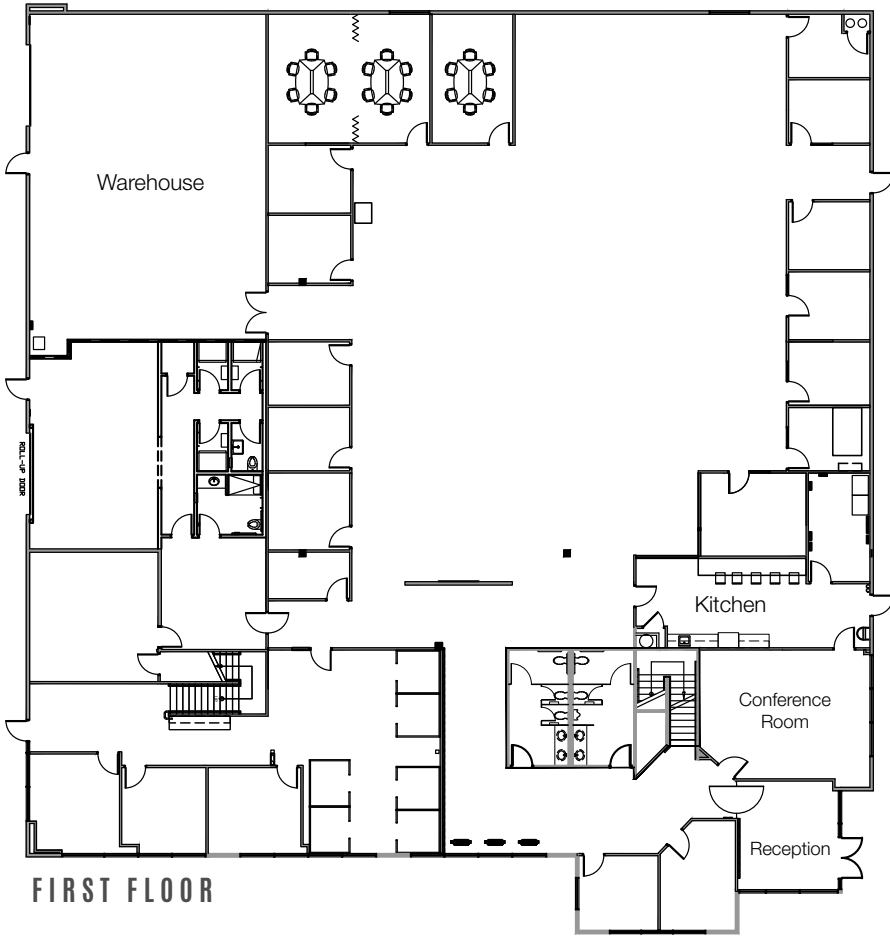
Parking: ±72 Stalls

Construction: Reinforced Concrete Tiltup

Power: 800 Amps (Verify)

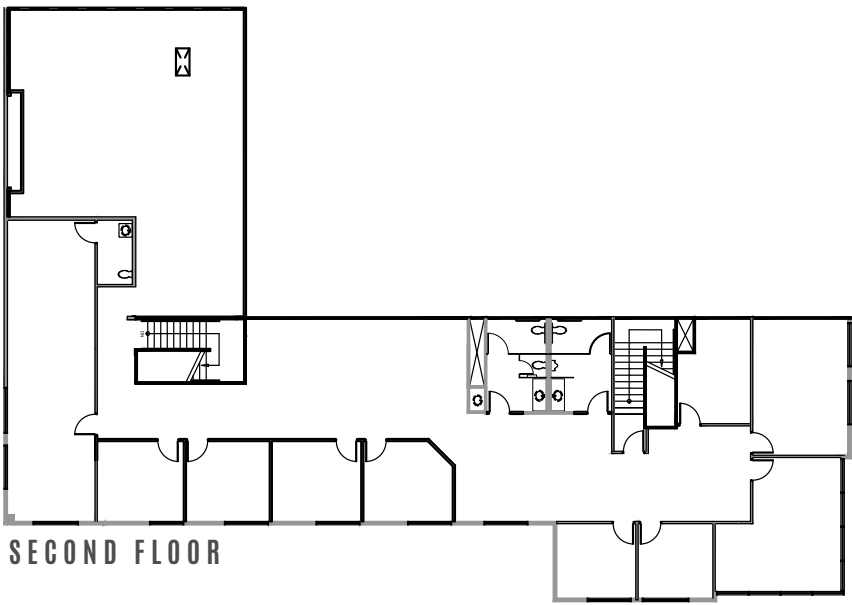
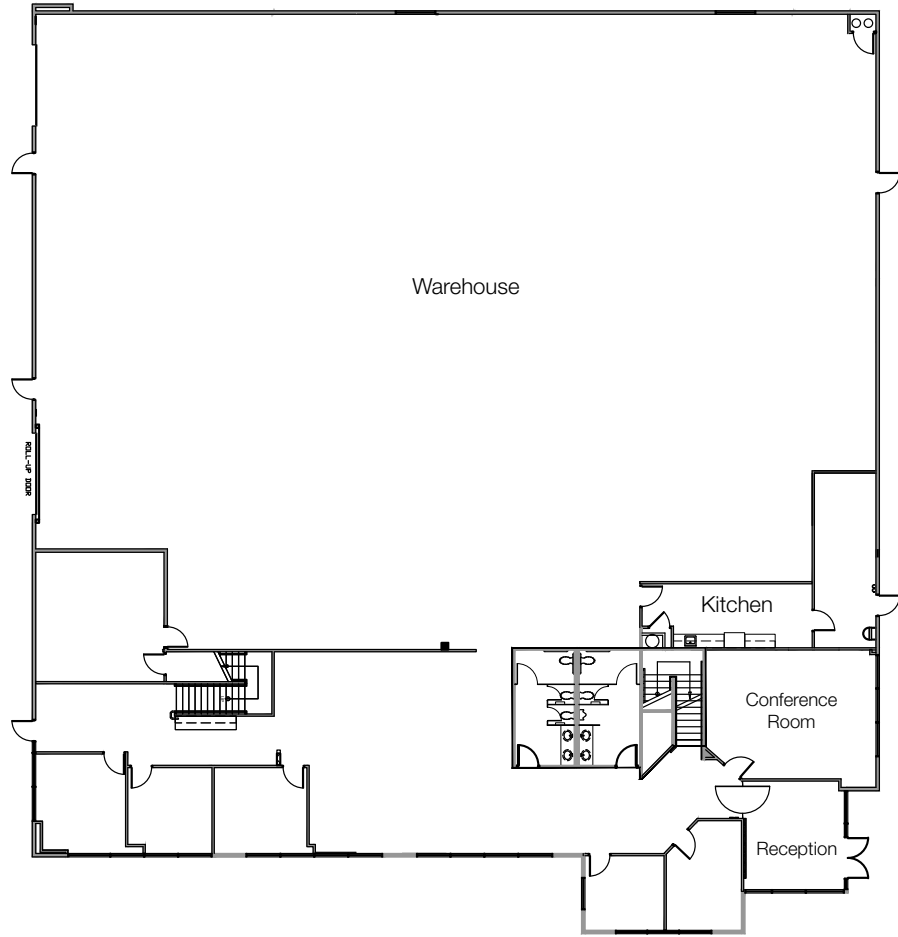
Loading: 2 Grade Level Doors

CURRENT FLOOR PLAN

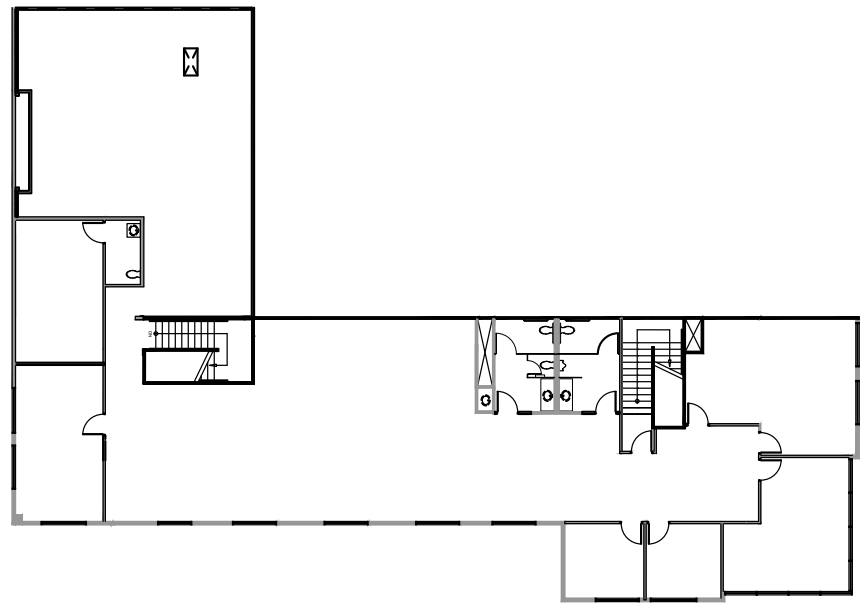


FIRST FLOOR

HYPOTHETICAL FLOOR PLAN



SECOND FLOOR







30242 ESPERANZA
RANCHO SANTA MARGARITA, CA

Santa Margarita Pkwy

Aventura

Avenida de las Banderas

Avenida Empresa

Esperanza

Antonio Pkwy

Avenida de las Flores

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EXCLUSIVE AGENTS

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES