

FOR LEASE

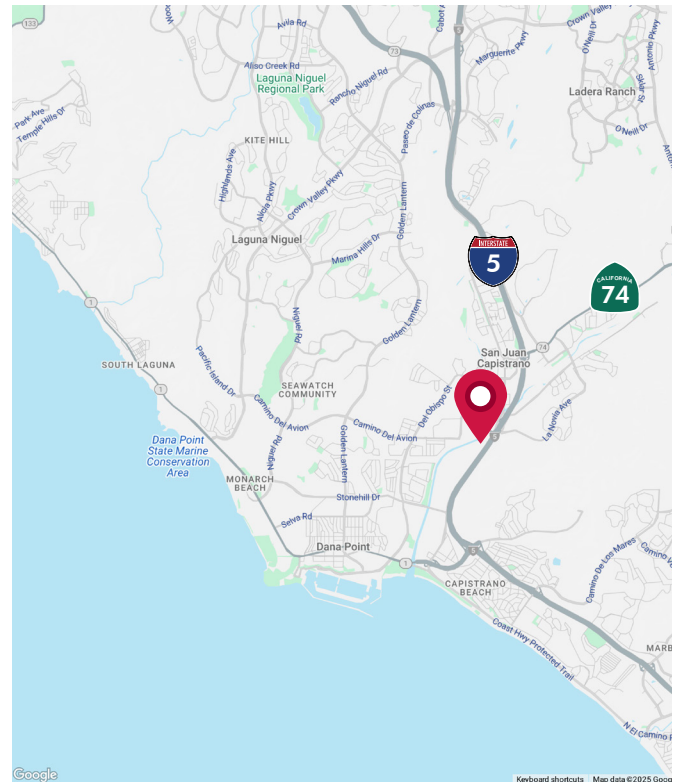
32707 CALLE PERFECTO, SAN JUAN CAPISTRANO

±13,204 SF INDUSTRIAL BUILDING WITH I-5 FREEWAY VISIBILITY!



PROPERTY FEATURES

- ±13,204 SF Industrial Building
- ±2,500 SF of Single-Story Office Space
- 800 Amps (Verify)
- 2 GL Loading Doors
- 24'-26' Warehouse Ceilings
- Sprinklers
- 2.15:1 Parking Ratio
- Excellent Visibility from the I-5 Freeway
- **Asking: \$1.35 PSF NNN**
- **Net Charges: ±\$0.40 PSF (approx)**



DALE CAMERA
Senior Vice President
License ID# 01313921
949.790.3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
License ID# 01786729
949.790.3119
jhelmick@leeirvine.com

ZACH SCHWANER
Senior Vice President
License ID# 02009623
949.790.3159
zschwaner@leeirvine.com

DYLAN DAVEY
Associate
License ID# 02219560
949.790.3162
ddavey@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY INDUSTRIAL

FOR LEASE

32707 CALLE PERFECTO, SAN JUAN CAPISTRANO

±13,204 SF INDUSTRIAL BUILDING WITH 5 FREEWAY VISIBILITY

SITE PLAN



DALE CAMERA
Senior Vice President
License ID# 01313921
949.790.3132
dcamera@leeirvine.com

JASON HELMICK
Senior Vice President
License ID# 01786729
949.790.3119
jhelmick@leeirvine.com

ZACH SCHWANER
Senior Vice President
License ID# 02009623
949.790.3159
zschwaner@leeirvine.com

DYLAN DAVEY
Associate
License ID# 02219560
949.790.3162
ddavey@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY INDUSTRIAL