

FOR LEASE

±6,100 SF

26391

CALLE ROLANDO

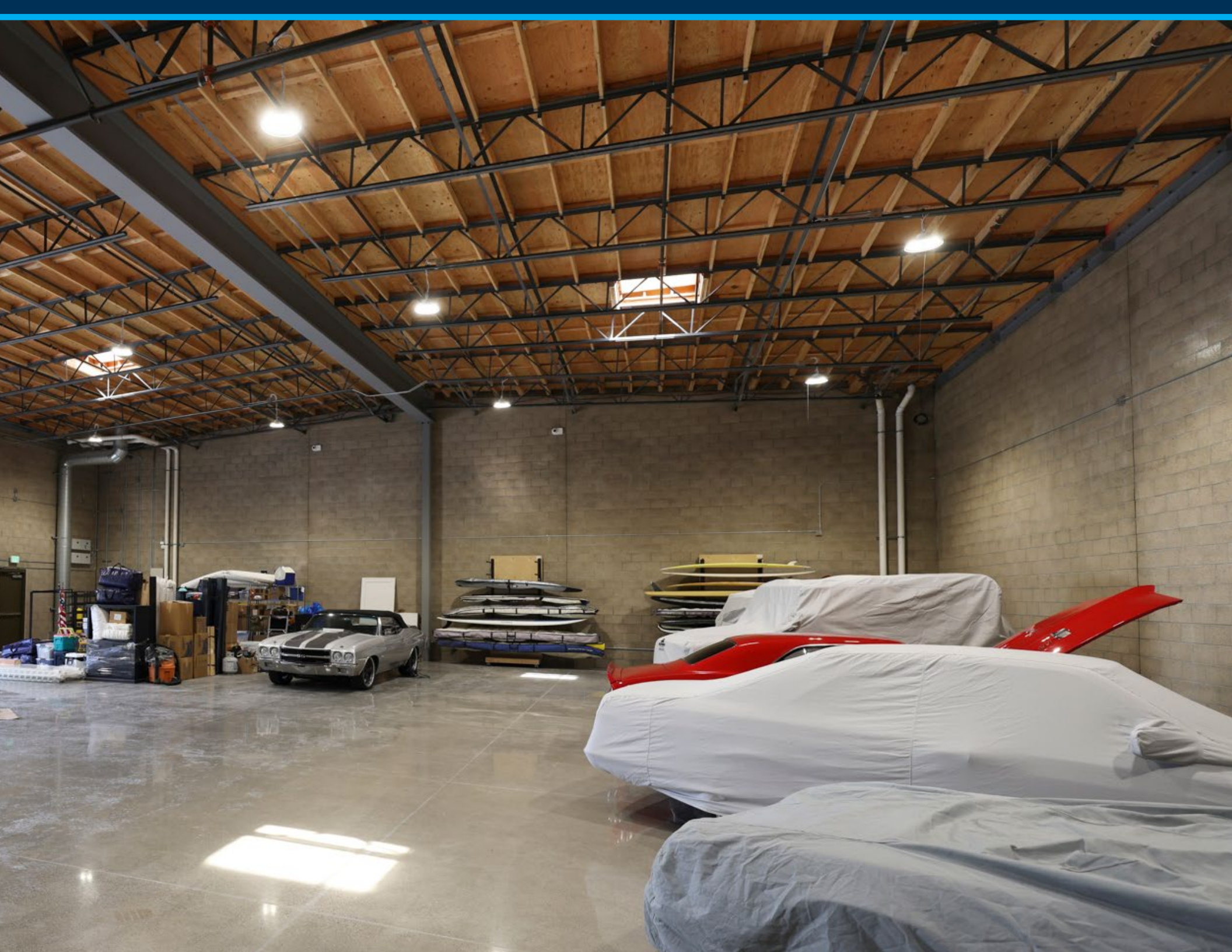
SAN JUAN CAPISTRANO
CALIFORNIA



Voit

REAL ESTATE SERVICES

RARE CAR COLLECTOR FACILITY



SAN DIEGO FREEWAY





PROPERTY FEATURES

±6,100 SF FREESTANDING INDUSTRIAL BUILDING - BUILT IN 2023

ARCHITECTURAL POLISHED / SEALED FACADE
INTERIOR FINISH

SPANISH STUCCO EXTERIOR FINISH

19' WAREHOUSE CLEAR HEIGHT

FREE SPAN BUILDING

1 GROUND LEVEL LOADING DOOR

600 AMPS OF POWER

17 PARKING STALLS

FENCED & SECURED PARKING

FIRE SPRINKLERED

WAREHOUSE VENTILATION SYSTEM

A TOP-OF-THE-LINE \$25K SECURITY SYSTEM FOR FIRE (SMOKE) AND BURGLARY PROTECTION, INCLUDING 12 CAMERAS CONNECTED TO A DVR.

DECORATIVE BARRIERS OVER THE WINDOWS AND A STEEL GATE IN FRONT OF THE STOREFRONT GLASS. **THIS LEVEL OF SECURITY WOULD BE HIGHLY DESIRABLE FOR A CAR COLLECTOR.**

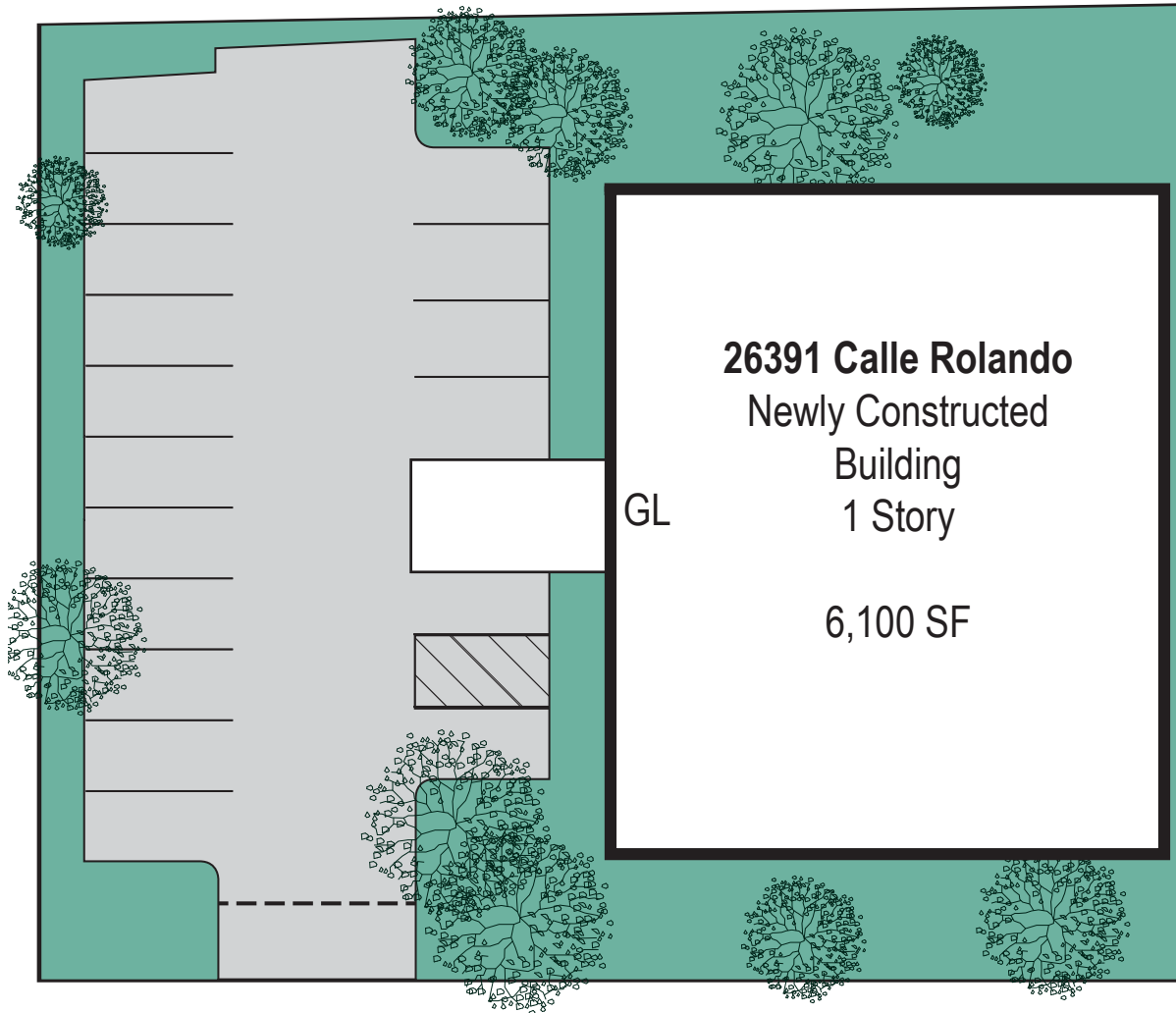
IP (RM) ZONED FOR AUTO RELATED USES

MINUTES FROM SOUTH ORANGE COUNTY'S WEEKLY CAR SHOW

IMMEDIATE ACCESS TO SAN DIEGO (5) FREEWAY AND THE (271) TOLL ROAD

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FOR MORE INFORMATION PLEASE CONTACT

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