

# BUILDING FOR LEASE

22532 AVENIDA EMPRESSA, RANCHO SANTA MARGARITA, CA 92688

## FREE STANDING BUILDING

Major Street Frontage. Functional office and warehouse layout.  
Built in 1998. Wrap Around Glass Line. Near 241 Toll Road Access

**BUILDING CURRENTLY OCCUPIED. PLEASE DO NOT DISTURB TENANT.**



- Clear Height: 16'
- New asphalt
- New exterior paint
- Ground Level Door: One 14' x 14'
- Private gated Yard. Double Wide Entry Gate
- Approx. 6,000 SF of office and warehouse
- Newly renovated. All new plank flooring.
- Two fully renovated private bathrooms
- Amps: 400. Separate fork lift charger.
- Fully sprinklered
- Zoning: Industrial
- Parking Ratio: 3:1
- Lot Size: Approximately 18,751
- New kitchen
- Pallet racking, fork lift and compactor option for purchase

Excellent Ownership and Property Management

Offered at \$2.25 psf. NNN. Low net fees. Five-year term. Available approximately May 1, 2025.

**CALL SHARON McEVOY TO SCHEDULE TOURS BY APPOINTMENT ONLY.**

Sharon McEvoy

Sales Associate / Asset Manager / CA DRE LIC #. 019800057

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