

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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