

# FOR SALE



±44,582 SF FREE-STANDING FLEX/R&D WAREHOUSE



**15 Argonaut**  
Aliso Viejo, CA

**Size**  
±44,582 SF

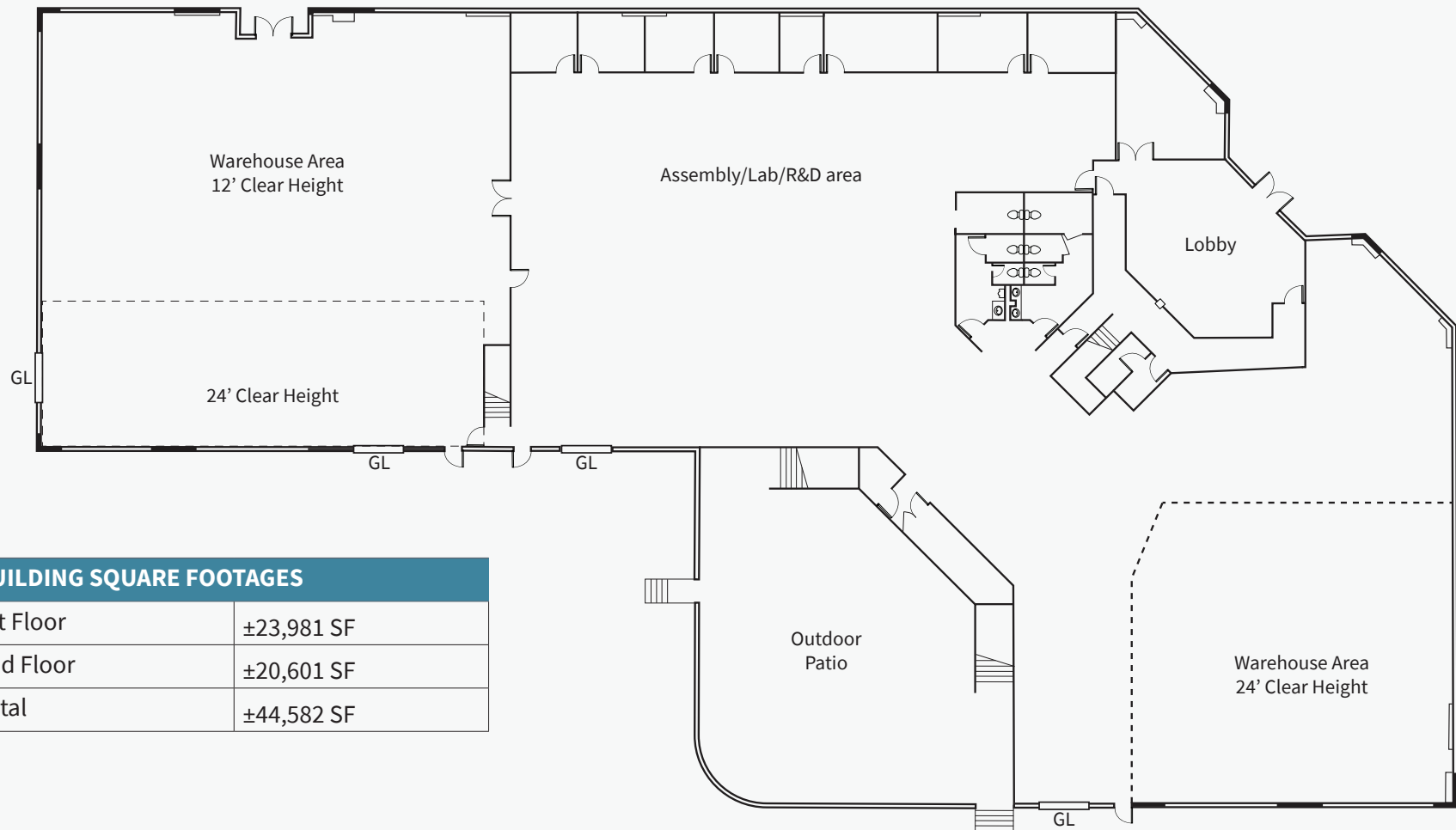
**Property Highlights**

- 4 GL doors
- Heavy power (3,200 amps)
- Excess parking (152 stalls)
- Existing R&D/Lab improvements

# FLOOR PLAN



1st Floor: ±23,981 SF (proposed demo plan)

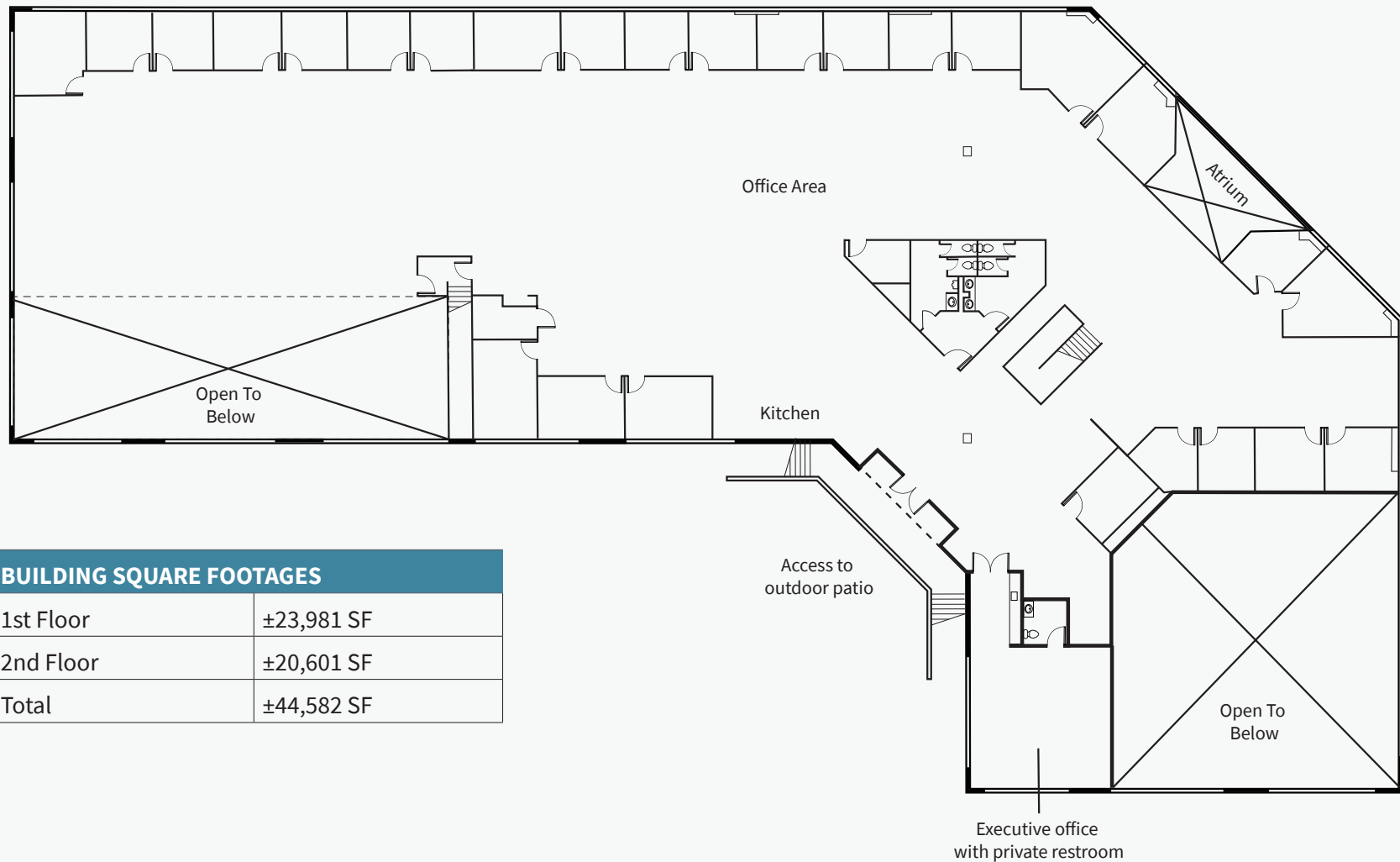


BUILDING SQUARE FOOTAGES	
1st Floor	±23,981 SF
2nd Floor	±20,601 SF
Total	±44,582 SF

# FLOOR PLAN



2nd Floor:  $\pm 20,601$  SF (proposed demo plan)



## BUILDING SQUARE FOOTAGES

1st Floor	$\pm 23,981$ SF
2nd Floor	$\pm 20,601$ SF
Total	$\pm 44,582$ SF



# RENDERINGS

Potential lobby renovation

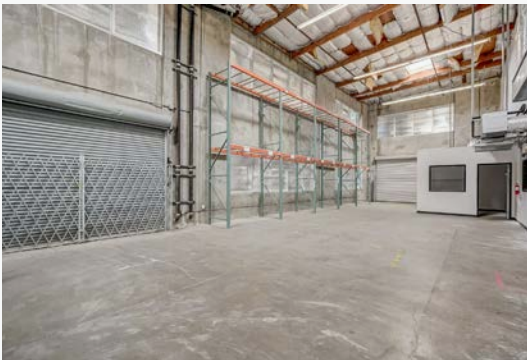


# SITE PLAN





# PHOTO GALLERY



# BUILDING HIGHLIGHTS



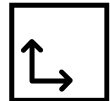
15 Argonaut,  
Aliso Viejo



Fire sprinklers throughout



±4,971 SF climate controlled  
warehouse. Four (4) GL doors



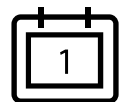
44,582 SF freestanding  
2-story Flex/R&D building  
on 4.41 AC (2.53 net)



3,200 Amps, 3 Phase, 4 wire  
480/270V (verify)



Large outdoor patio and grass  
area



Built in 1989, renovated in  
2011/2018



±14,707 SF first floor office,  
drop-ceilings, lab, R&D,  
manufacturing area



152 parking stalls,  
3.66:1,000 SF parking ratio  
(expandable)



Roof replaced in 2017



±20,601 SF second floor  
office with ±10' ceilings



Zoned BP-2 District

# LOCATION MAP



**15 ARGONAUT**

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