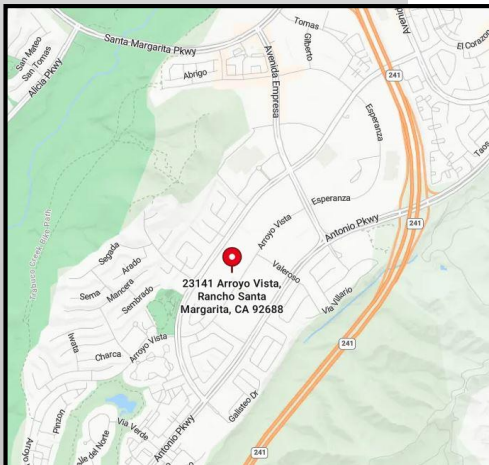


FOR LEASE

15,786 Sq. Ft. Office/Warehouse



**23141 Arroyo Vista, Ste. 100
Rancho Santa Margarita**



Features Include:

- 5,254 Sq. Ft. High Image Office Space
- 22' Warehouse Clearance
- 400 Amps – 120/208 volt – 3 Phase (Two Panels)
- Two 12'x14' Ground Level Loading Doors
- 1.83:1 Parking Ratio
- Fire Sprinklers
- Easy Access to 241 Expressway
- Building & Monument Signage Possible

Video – Office: <https://tinyurl.com/46yzaf4a>

Video – Warehouse: <https://tinyurl.com/5n7uayth>



**1241 N. Lakeview Avenue, Ste. F
Anaheim, CA 92807
DRE #01033833**

For Further Information Please Contact:

BRIAN DALTON | JIM POTTER

DRE #01181724

DRE #00549334

(714)777-1468 Fax (714)777-5779

**23141 Arroyo Vista, Ste. 100
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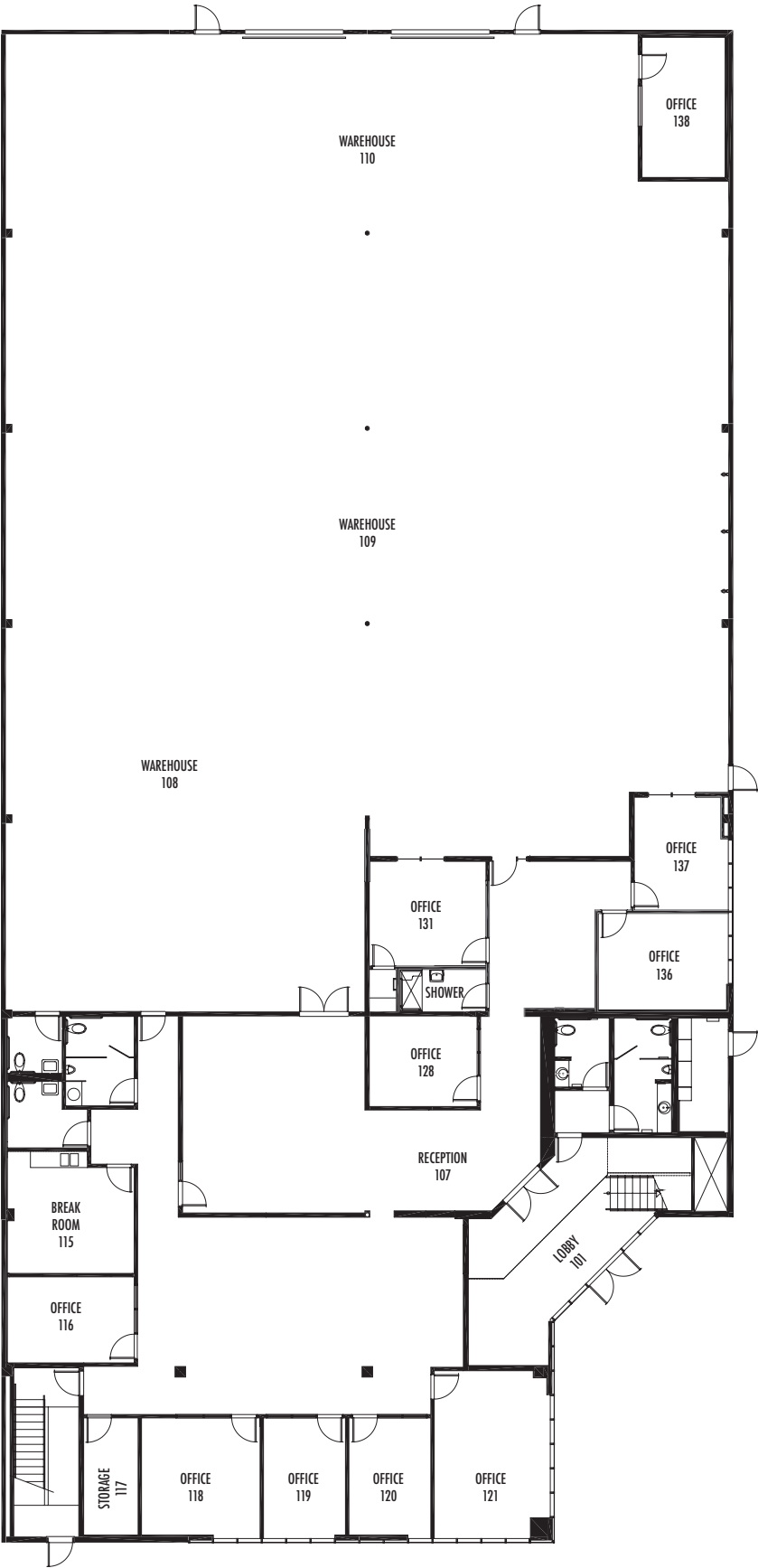
(714)777-1468 Fax (714)777-5779

Information contained herein has been obtained by parties we deem reliable, however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself.

23141 ARROYO VISTA
RANCHO SANTA MAGARITA, CA

LEASE AREA

OFFICE	5,254	sqft
WAREHOUSE	10,532	sqft
<hr/>		
TOTAL	15,786	sqft



FLOOR PLAN SUITE 100/110

Scale 1' - 0" = 3/64"