



OFFERING MEMORANDUM

PRIME CORNER WAREHOUSE / FLEX FOR SALE

5,490± SF | Office Component | High-Visibility Corner



30394 Esperanza

Rancho Santa Margarita, CA 92688

AVAILABLE SF

5,490±

SALE PRICE

\$500 / SF

\$2,745,000

LOCATION

Corner Unit

High Visibility

For Sale • Industrial / Flex Space

The Opportunity

Discover an exceptional industrial ownership opportunity in a high-visibility corner location that perfectly balances functional warehouse space with professional office support. This versatile 5,490+ square foot facility offers the ideal setup for distributors, light manufacturers, contractors, e-commerce operators, or service businesses looking to grow efficiently.

Property Highlights

- ▶ **5,490± SF** total with dedicated office component
- ▶ **Prime corner location** with excellent street visibility and signage potential
- ▶ **Flexible warehouse + office configuration** suitable for a wide range of industrial and service uses
- ▶ **Attractive pricing at \$500/SF – strong value in South Orange County**
- ▶ **South Orange County location** with convenient access to major freeways (241, 5, 405)
- ▶ **Ideal for** distributors, light manufacturing, contractors, e-commerce, and service businesses

Sale & Space Summary

Address	30394 Esperanza, Rancho Santa Margarita, CA 92688
Available Space	5,490± SF
Property Type	Industrial / Flex – Warehouse with Office Component
Sale Price	\$500 per SF (\$2,745,000)
Total Price (approx.)	\$2,745,000 (based on 5,490 SF)
Sale Type	Fee Simple
Location Type	Prime Corner – High Visibility
Market	South Orange County / Rancho Santa Margarita

Location Advantages

Situated in Rancho Santa Margarita's established industrial/flex corridor, the property benefits from:

- Easy access to the 241 Foothill Transportation Corridor and regional freeways
- Proximity to a strong local labor pool and residential communities
- Nearby retail, dining, and amenities supporting employees
- South Orange County's desirable business environment and quality of life

Ideal Buyer Profile

This space is well-suited for businesses that need a professional office presence combined with functional warehouse or light industrial capacity, including:

- Distributors and wholesalers
- Light manufacturers and assembly operations
- Contractors and trade businesses
- E-commerce fulfillment and online retailers
- Service companies requiring showroom, storage, or workshop space

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Contact the listing broker for a private tour, floor plan, or additional information.

All information is believed accurate but not guaranteed. Interested parties should verify all details independently.