

FOR SUBLEASE

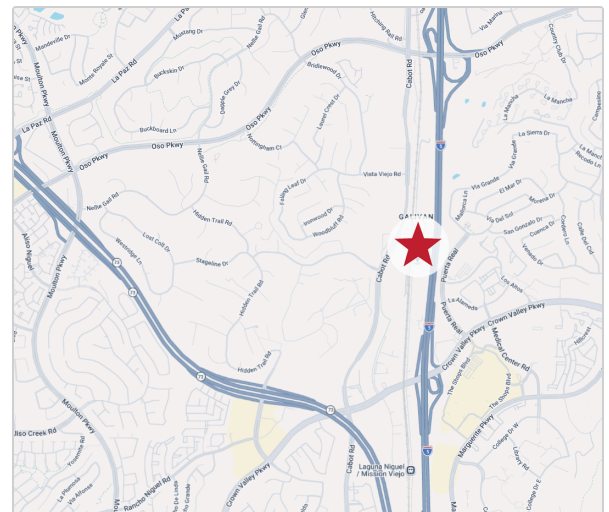
23724 Camino Capistrano, Laguna Niguel

CROWN VALLEY BUSINESS PARK



LISTING HIGHLIGHTS

- Three (3) units available for sublease through January 31, 2028
- Units 130 & 129 are contiguous — combine for $\pm 2,605$ SF
- Quick freeway access
- Flexible uses allowed
- 14' clearance with ground-level loading



For more information, contact:

BROCK STRYKER

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FOR SUBLEASE

MULTI-TENANT INDUSTRIAL SPACE

CROWN VALLEY
**BUSINESS
PARK**

PROJECT AVAILABILITY

ADDRESS	UNIT	SIZE	RATE	OFFICE SIZE	COMMENTS
23724 Camino Capistrano	130	±1,305 SF	\$1.37 MG	±500 SF	Reception, private office, restroom, kitchenette, warehouse. Combinable with Unit 129 for an additional ±1,305 SF of warehouse.
23724 Camino Capistrano	129	±1,305 SF	\$1.37 MG	N/A	100% warehouse. Combinable with Unit 130 for ±2,605 SF contiguous.
23724 Camino Capistrano	141	±1,305 SF	\$1.37 MG	±500 SF	Reception, large open bullpen, restroom, kitchenette, warehouse.

CAM Expenses Estimated at \$0.38 PSF

UNIT SPECIFICATIONS

UNIT 130		UNIT 129		UNIT 141	
Total Size	±1,305 SF	Total Size	±1,305 SF	Total Size	±1,305 SF
Office	±500 SF	Office	N/A	Office	±500 SF
Warehouse	±805 SF	Warehouse	100%	Warehouse	±805 SF
GL Door	One (1)	GL Door	One (1)	GL Door	One (1)
Clearance	14'	Clearance	14'	Clearance	14'
Sprinklers	N/A	Sprinklers	N/A	Sprinklers	N/A

Asking \$1.37/PSF MG • CAM approximately \$0.38/PSF • Sublease through January 31, 2028

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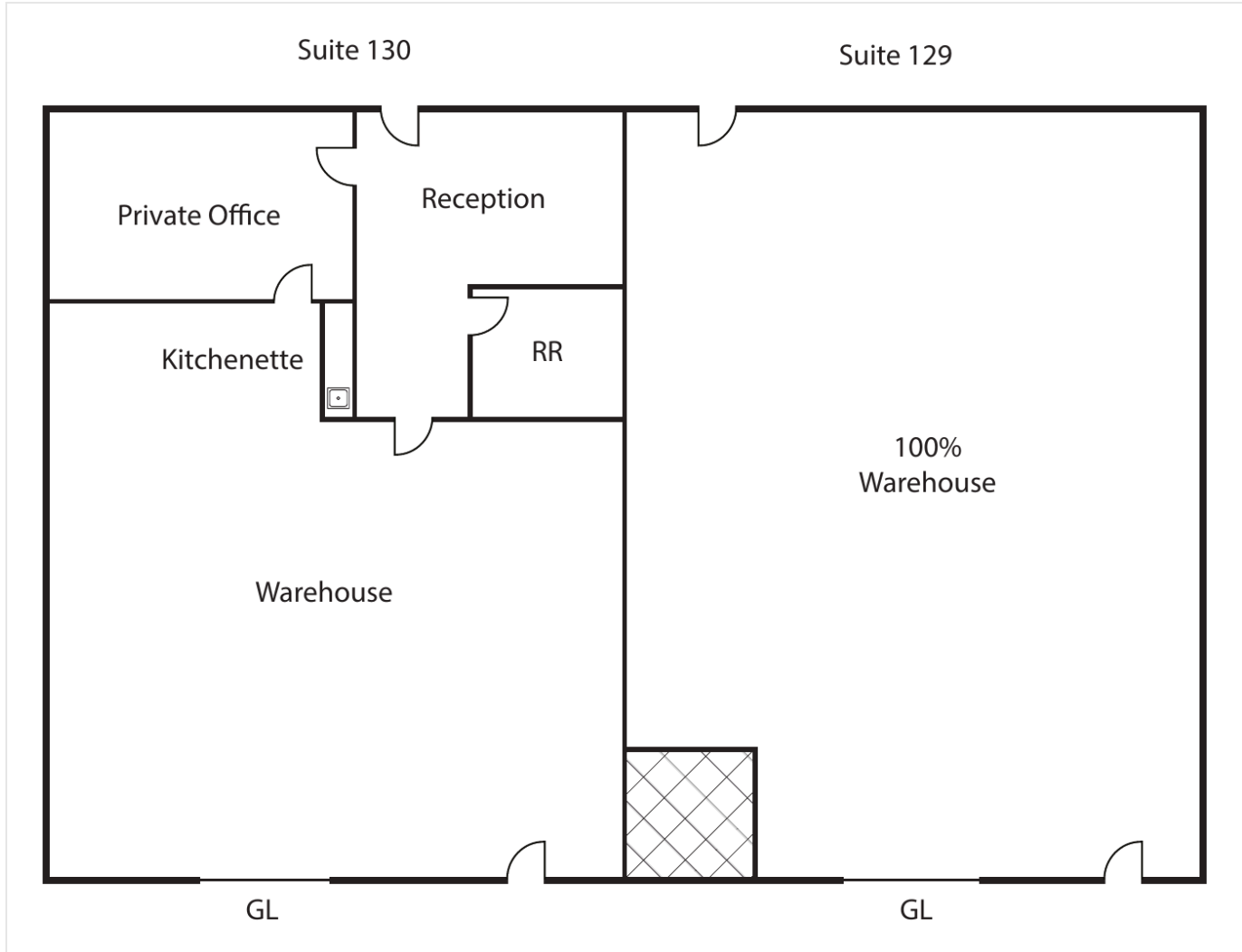


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23724 CAMINO CAPISTRANO — UNITS 130 & 129



Units 130 & 129 are contiguous and can be combined for ±2,605 SF.

UNIT 130

±1,305 SF total • ±500 SF office • ±805 SF warehouse
Reception, private office, restroom, kitchenette • (1) GL door • 14' clearance

UNIT 129

±1,305 SF total • 100% warehouse
(1) GL door • 14' clearance

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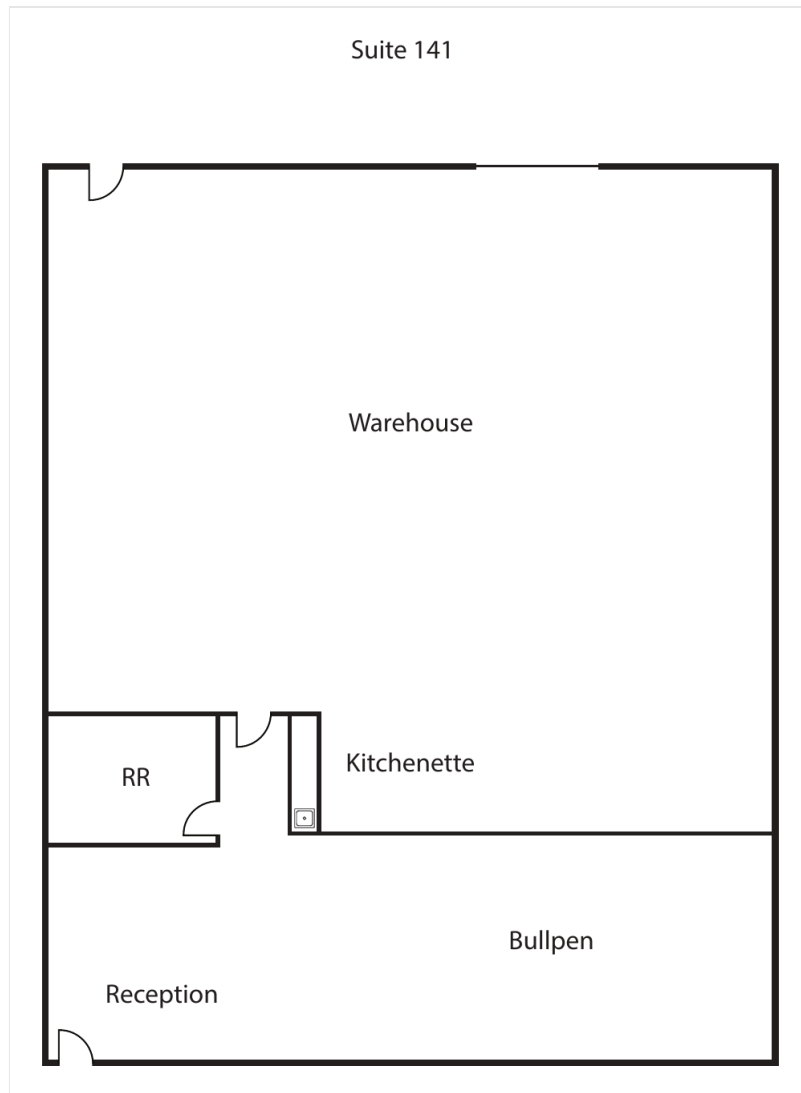
**LEE &
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COMMERCIAL REAL ESTATE SERVICES

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MULTI-TENANT INDUSTRIAL SPACE

CROWN VALLEY
**BUSINESS
PARK**

23724 CAMINO CAPISTRANO — UNIT 141



UNIT 141

±1,305 SF total • ±500 SF office • ±805 SF warehouse

Reception, large open bullpen, restroom, kitchenette, warehouse • (1) GL door • 14' clearance

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