

FOR SALE/LEASE: $\pm 7,420$ SF INDUSTRIAL/FLEX BUILDING



30012 AVENTURA, RANCHO SANTA MARGARITA, CA 92688

PROPERTY FEATURES

- Corner Location with Major Street Frontage
- Business Park Environment
- $\pm 3,865$ SF Office Space (Can be Reduced)
- $\pm 23,932$ SF Parcel
- Possible Fenced Yard Area
- 1 Ground Level Door
- 16' Warehouse Clearance
- Fully Fire Sprinklered
- 400 Amps, 120/208 Volts, 3 Phase, 4 Wire (Verify)
- $\pm 3:1$ Parking Ratio



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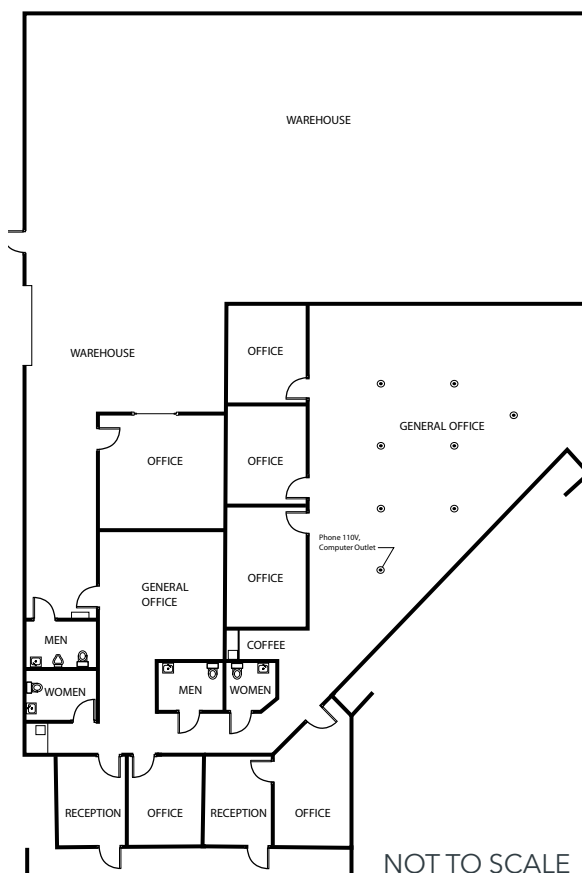
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PROPERTY PHOTOS



FLOOR PLAN



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