

For Sale or Lease

Free-Standing Industrial Building

29716 Avenida De Las Banderas, Rancho Santa Margarita



Highlights

- Single-story industrial building with fenceable yard
- Fully divisible into \pm 5,465 and \pm 4,000-square-foot units with separate addresses
- Excellent frontage on Avenida De Las Banderas
- Seller lease-back of portion possible
- Great opportunity for buyer to occupy and position to allow for future growth

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Building Features

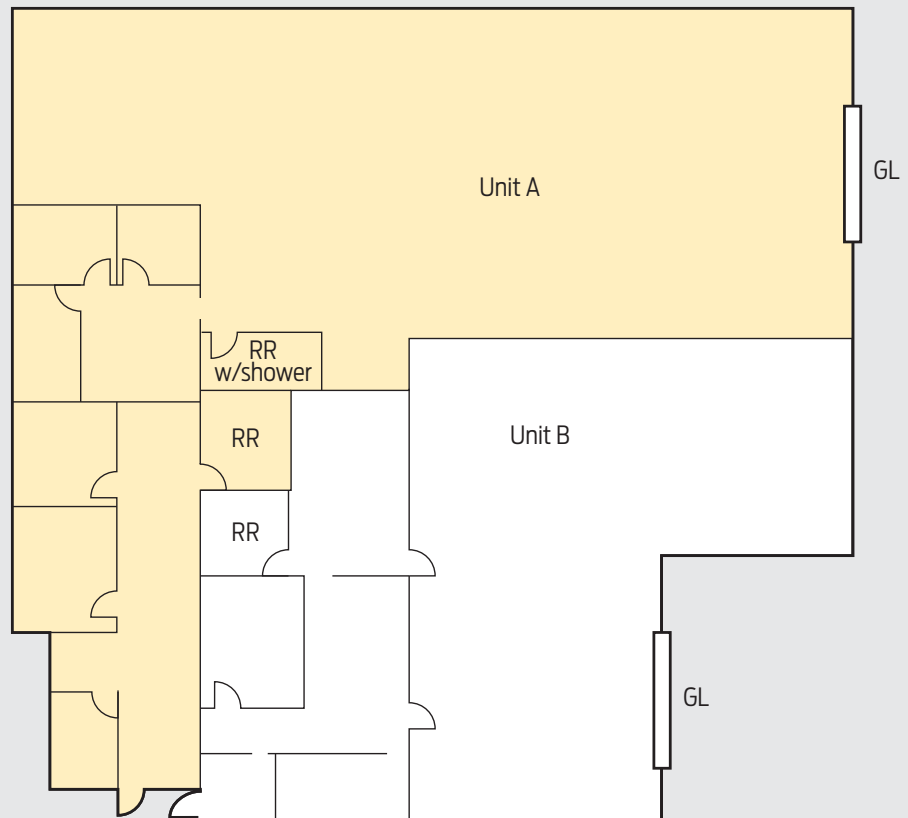
- Single-story industrial building with fenceable yard
- Unit A is \pm 5,465 square feet, featuring \pm 1,700 square feet of office, including a shower
- Unit B is \pm 4,000 square feet, featuring \pm 1,400 square feet of office and power/air well distributed in the warehouse
- Fully sprinklered
- Features bonus Mezzanine in both units
- Two oversized grade-level doors (14' x 12')
- Approximately 28 parking stalls

Location Highlights

- Easy access to the 241 Corridor
- Close proximity to Coto de Caza, Dove Canyon, and Ladera Ranch
- Located at signalized intersection
- Near numerous retail amenities



LOADING



FLOOR PLAN

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