

FREESTANDING BUILDING IN BROOKHOLLOW BUSINESS PARK III

INDUSTRIAL/FLEX FOR SUBLEASE

— 30452 Esperanza , Rancho Santa Margarita, CA 92688



PROPERTY HIGHLIGHTS

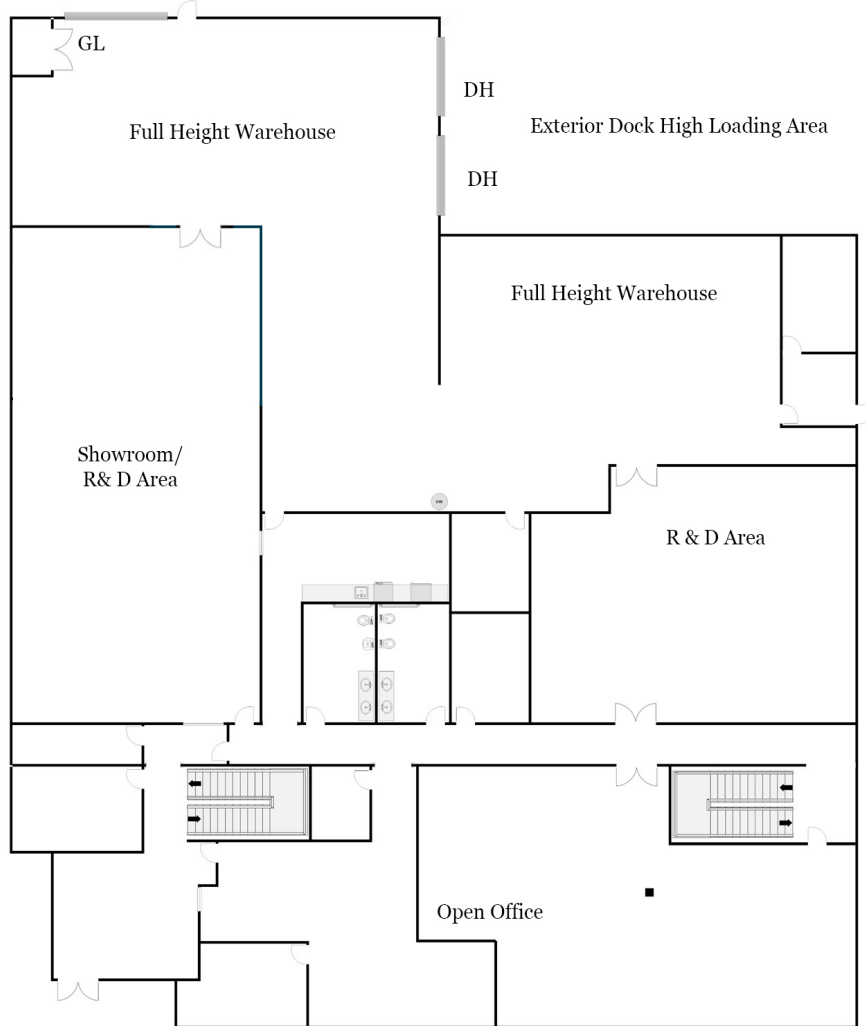
- ± 15,070 SF Freestanding Building for Sublease through 4/30/2023 (Longer Term Possible)
- Brookhollow Business Park III
- High Visible Corner Location
- ± 8,000 Sq. Ft. of Office/ Drop Ceiling Showroom -R&D area. Includes 3,120 Sq.Ft. of 2nd Floor Office Area (Mix of Open Area and Private Offices)
- Nice Image Office Area, Showroom / R&D Areas
- 3.3:1 Parking Ratio
- Finished Concrete Floors on 1st Level
- Lunch Rooms, Restrooms on both Floors
- Ground Level Doors/2 Dock High Doors
- 24' Warehouse Clearance
- 800 AMPs of Power
- Asking Sublease Rate: \$1.21 NNN per Sq. Ft.



FLOORPLANS

— 30452 Esperanza , Rancho Santa Margarita, CA 92688

First Floor



Second Floor



ADDITIONAL PHOTOS

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Exterior Dock High Loading Area



Showroom Area

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AERIAL MAP

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