



1 ARGONAUT

FOR SALE | 32,300SF INDUSTRIAL BUILDING | 1 ARGONAUT, ALISO VIEJO, CA 92656





This is your opportunity to own a large freestanding industrial building in South Orange County. Here is what you need to know.

ESSENTIAL PROPERTY HIGHLIGHTS

32,300 SF AVAILABLE to own

4 INDUSTRIAL roll-up doors

MULTIPLE USES with huge warehouse space, open offices, conference rooms, private offices, break areas, storage, multiple restrooms, and atrium lobby

HIGH-CLEARANCE warehouse

BUSINESS PARK entrance location on corner of major streets

EXCLUSIVE parking for building on private lot with 69 stalls

CLOSE TO large residential areas, amenity centers, and 73 Toll Road to draw from a large employee and customer pool

DIVISIBLE BUILDING possible for cashflow and rental income from multiple tenants if desired

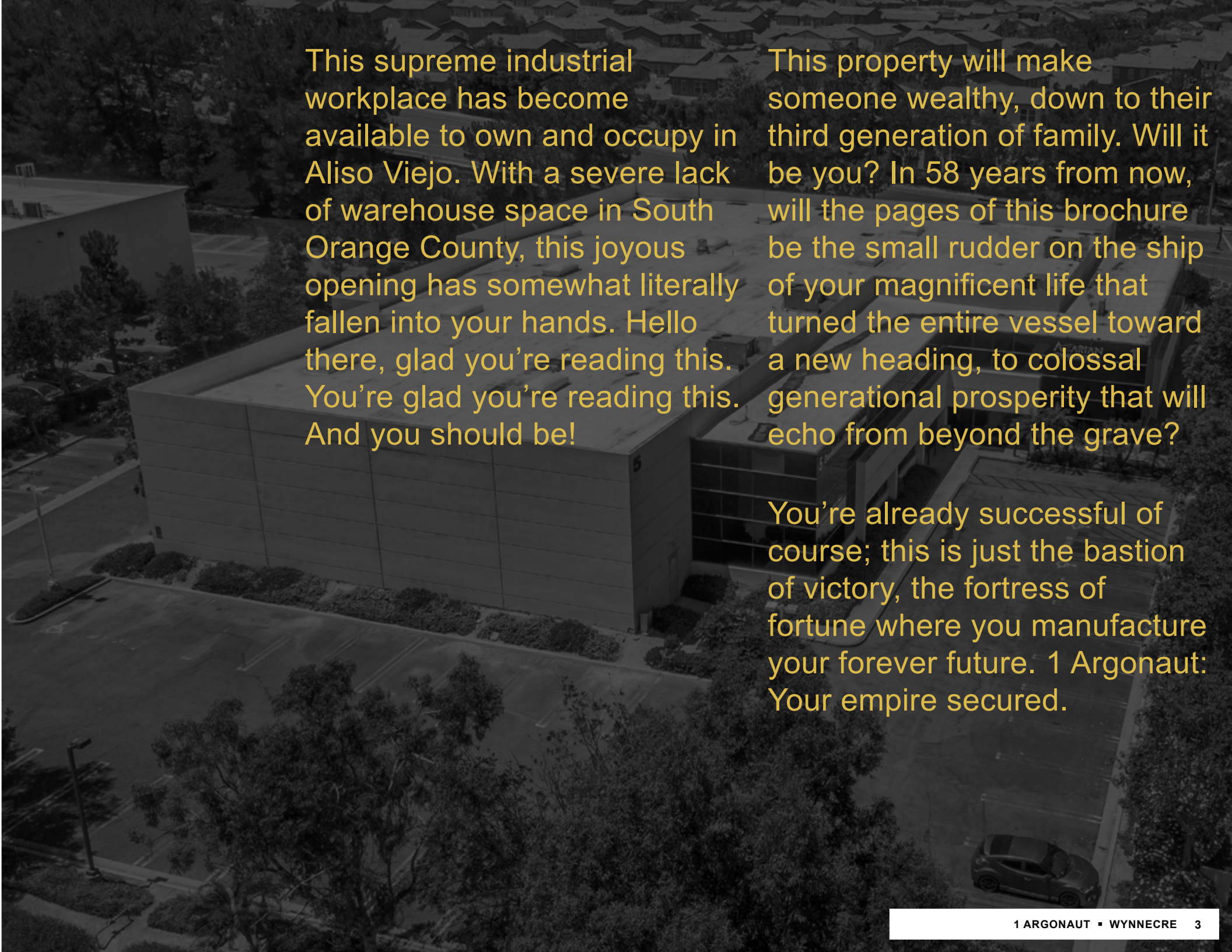
CONDITIONAL USE PERMIT in place for training facility



This supreme industrial workplace has become available to own and occupy in Aliso Viejo. With a severe lack of warehouse space in South Orange County, this joyous opening has somewhat literally fallen into your hands. Hello there, glad you're reading this. You're glad you're reading this. And you should be!

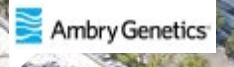
This property will make someone wealthy, down to their third generation of family. Will it be you? In 58 years from now, will the pages of this brochure be the small rudder on the ship of your magnificent life that turned the entire vessel toward a new heading, to colossal generational prosperity that will echo from beyond the grave?

You're already successful of course; this is just the bastion of victory, the fortress of fortune where you manufacture your forever future. 1 Argonaut: Your empire secured.





**SUBJECT
PROPERTY**



**BROOKLINE
PARK**



**RIDGECREST
PARK**







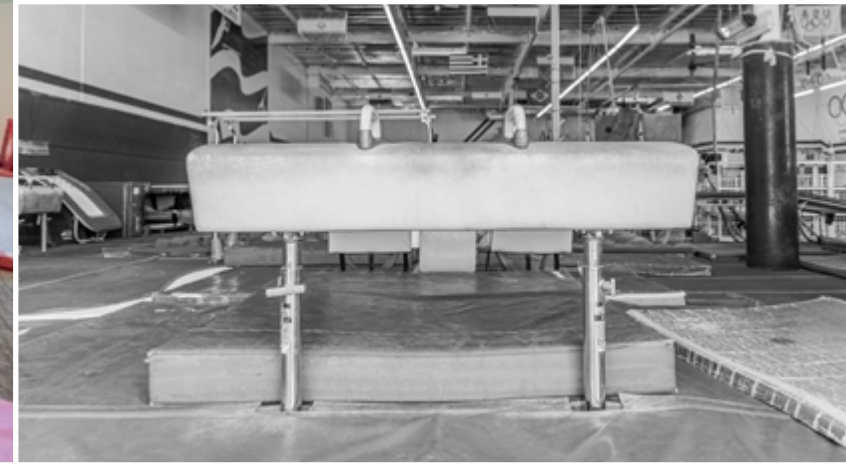
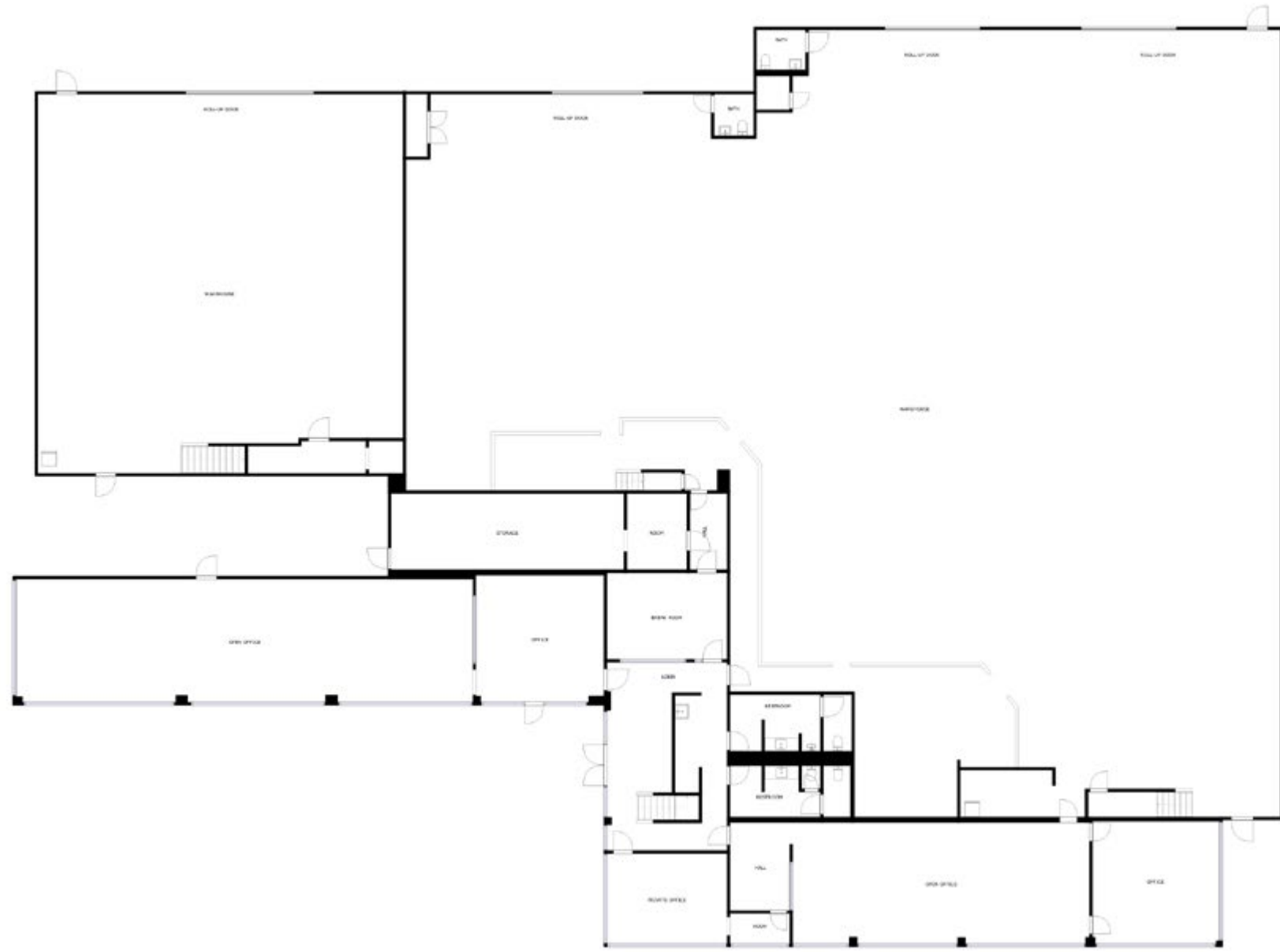
OLYMPIC DREAMS
begin here!

Fédération Internationale
de Gymnastique
Code of Points D-04
Felge fwd. stretched to cross or L-cross
(AZERIAN)

2004
U.S. OLYMPIC
TEAM TRIALS
GYMNASTICS



APPROX. FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR











**SUBJECT
PROPERTY**

ARGONAUT

GLENWOOD DR

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