



30032

30032 AVENTURA

FOR LEASE | 11,030SF FREESTANDING INDUSTRIAL BUILDING | 30032 AVENTURA, RANCHO SANTA MARGARITA, CA 92688





Freestanding industrial building with gated yard for lease in RSM.

Here is what you need to know:

ESSENTIAL PROPERTY HIGHLIGHTS

11,030SF freestanding industrial building with secure gated yard

INDUSTRIAL ROLL-UP DOOR, located within fenced yard area plus internal sliding gate for added warehouse security

HIGH-CLEARANCE WAREHOUSE with 22ft stacking height reading for warehouse racking and inventory management system

MAJORITY WAREHOUSE FOOTPRINT with 7,015sf of industrial and 4,015sf of office

FULL KITCHEN and break lounge with upgraded appliances including an oven, dishwasher, microwave, refrigerator & freezer hookup, kitchen island, and premium cabinets and fixtures throughout

ATRIUM LOBBY and large windows on both floors and in warehouse, plenty of natural light, open space, and upgraded interior features throughout the building

NEAR AMENITIES & TOLL ROAD

Since the prehistoric sun first dawned on the wild foothills of our coastal region, this land has waited uncharted, soaked in seaside valley mist, mysterious and unknown. California's native ancient fauna ruled; dire wolves and saber-tooth cats roamed, hunting mastodon and duck-billed dinosaurs.

From the time the First Man rose to rule Kingdom Animalia, humanity has had an insatiable appetite for exploring, testing the limits, and discovering just how far you can go before reaching the map's edge.

Worlds collided, civilizations arose, and the wilderness fell. Tribe clashed against tribe and nation against nation. Emerging from the dust as it settled, the blank spots on the map filled in, was the silhouetted vaquero, man and horse as one, taking shape at dusk on the horizon as vast ranchos were established across Southern California. The Wild West shifted from hunter-gatherers to cattle herders and cowboys, and the ranchos paved the way

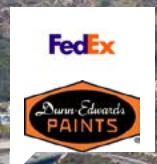
for the railroad. Farmers, supplies, settlers, and immigrants rode the rail lines to the developing agricultural community of Orange County.

Millennia have passed to prepare the land, thousands of others have blazed the trail for *your* arrival, and now *you* have arisen against all odds of chance and fate to enter the Saddleback Valley to leave *your* mark for the generations that will follow behind *you*.

Sit and command *your* view out *your* plentiful office windows to the panoramic urban countryside stretching before *you*, with Santiago Peak and its bold mountain roots visible when the cobalt sky is swept clean by the famous Pacific Ocean breeze.

Think of those who stood in this exact spot before *you* - taking in the same view: wolf, dino, tribesman, cowboy, CEO. Now is *your* time; get to work. **30032 Aventura: Where *you* tame the wild.**

SADDLEBACK MOUNTAIN



SANTA MARGARITA TOWN CENTER

PLAZA EL PASEO

PLAZA ANTONIO

SUBJECT PROPERTY



AVENTURA

AVENIDA EMPRESA

COMERCIO

AVENIDA DE LAS BANDERAS











FLOOR PLAN

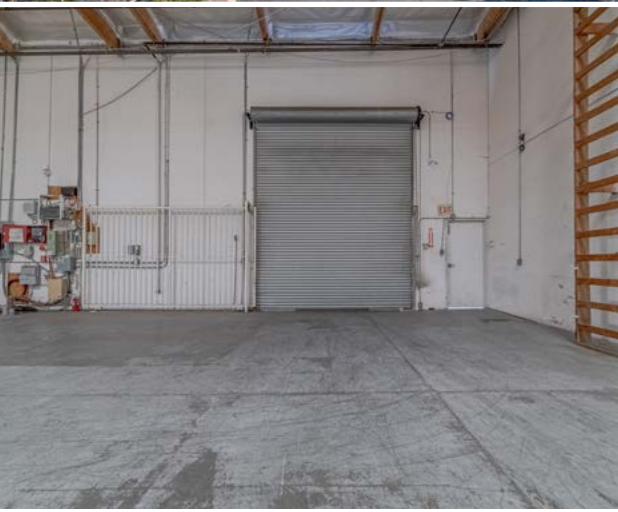
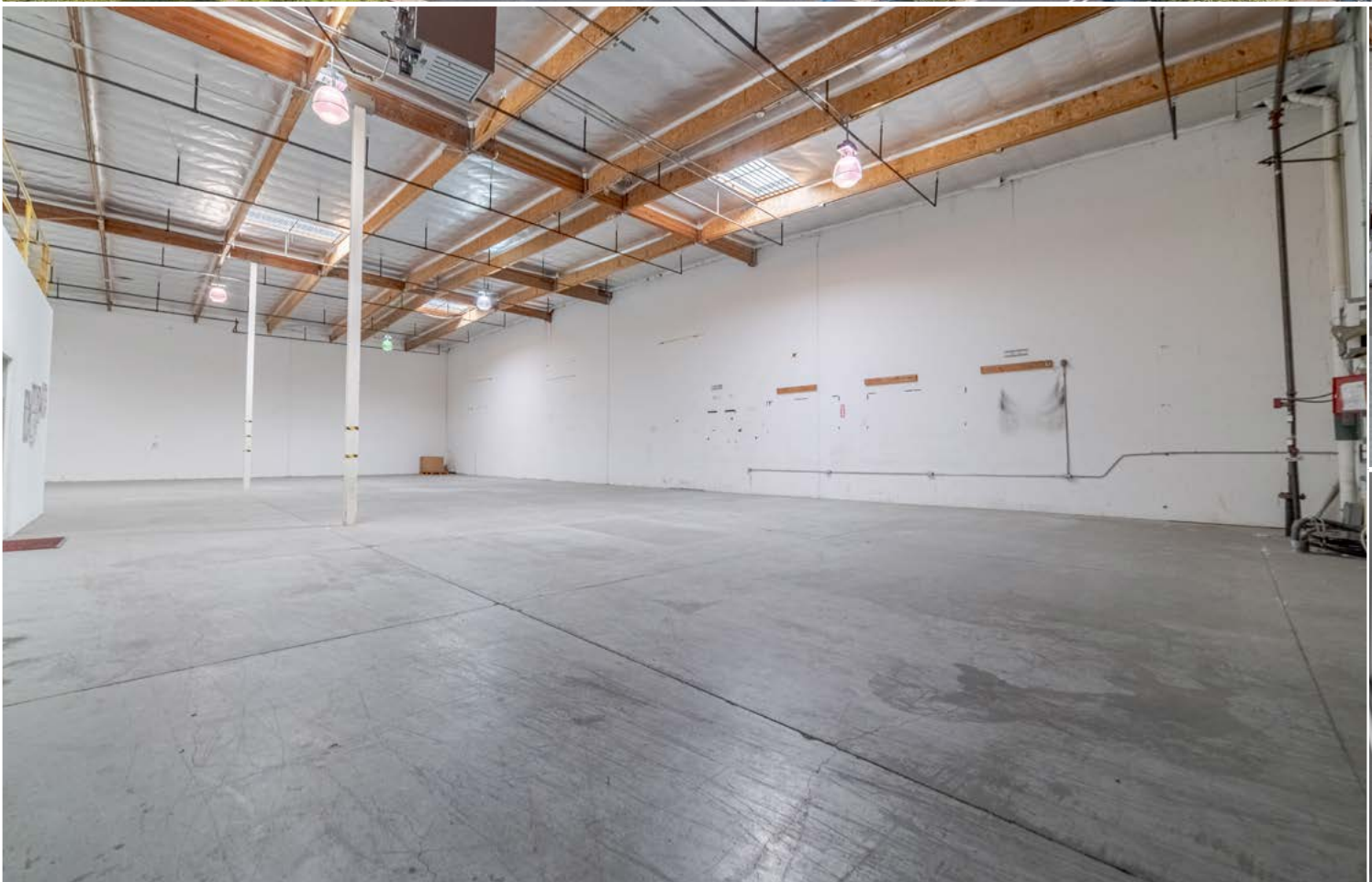


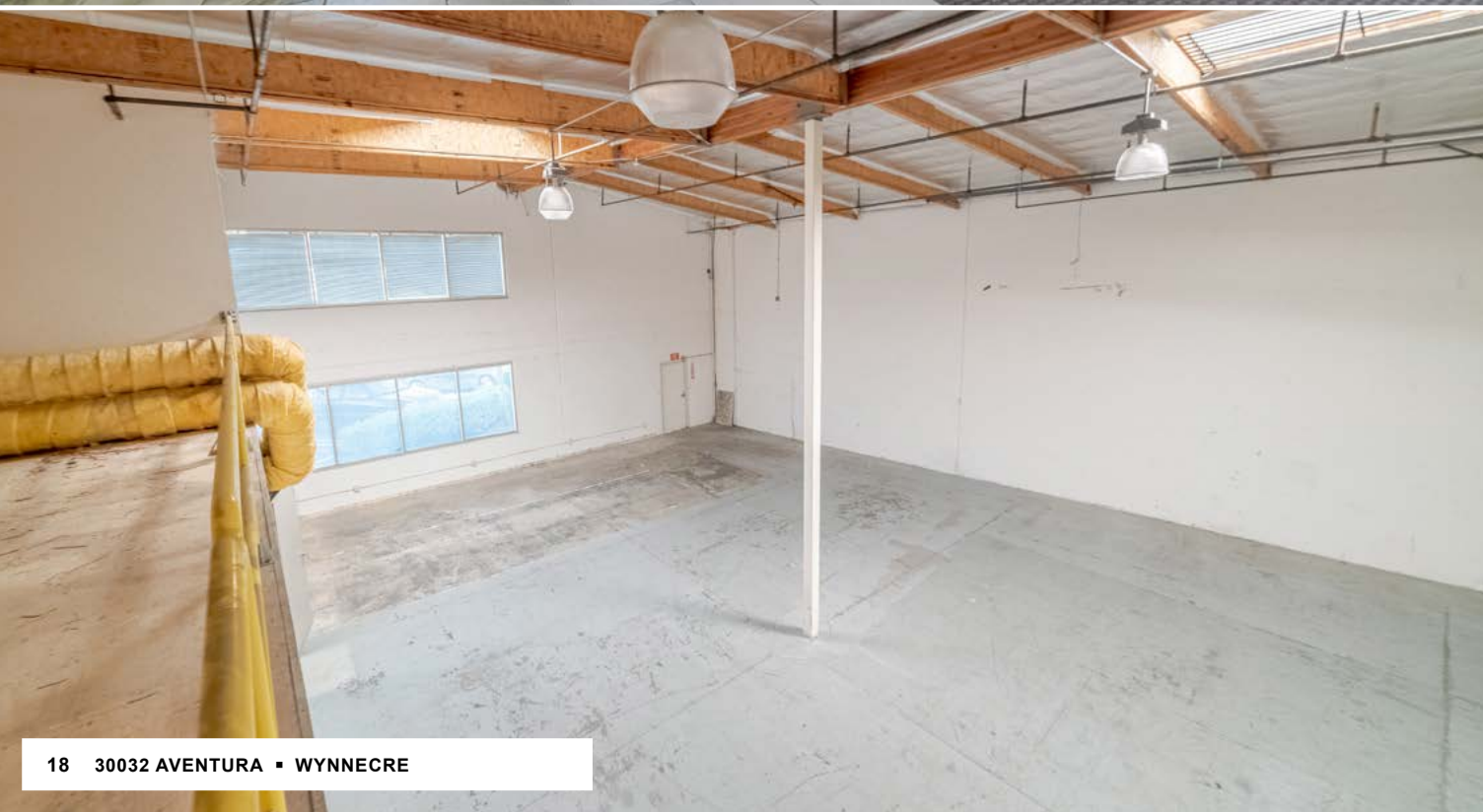
FLOOR 1

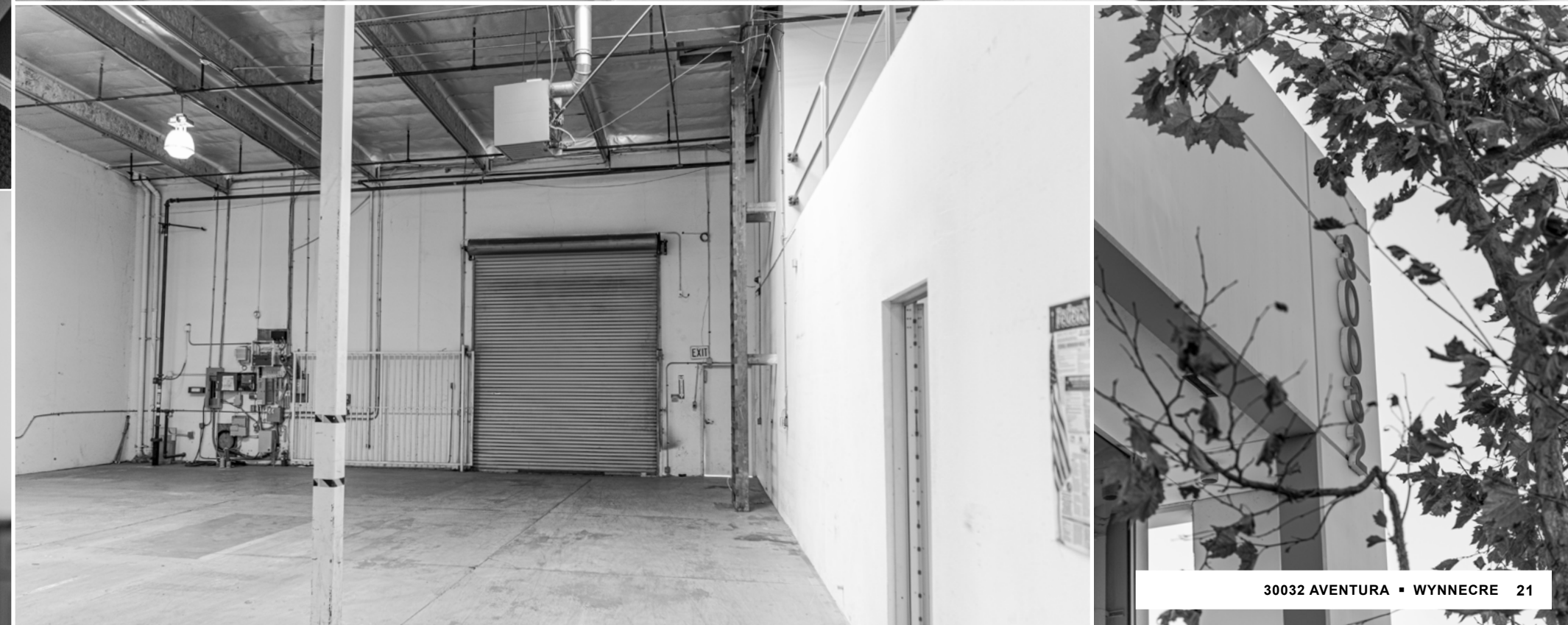


FLOOR 2











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