

INDUSTRIAL SPACE FOR LEASE

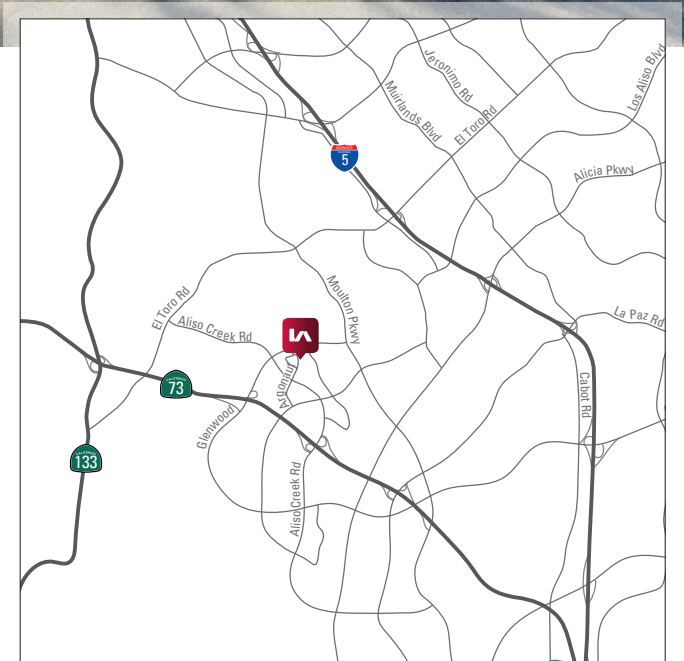
75 ARGONAUT ALISO VIEJO, CALIFORNIA

±10,073 SQUARE FEET



PROPERTY FEATURES

- » ±10,073 Square Feet - POL 19,633 SF Building
- » Unit B - **DO NOT DISTURB OCCUPANTS**
- » ±4,646 SF of Functional Two-Story Office Area
- » Two (2) Ground Level Loading Doors
- » 2:1 Parking Ratio
- » 1200 Amp Power
- » 22' Warehouse Clearance
- » On-Site Management
- » Sprinklered
- » Numerous Amenities - See Attached Map
- » Blocks from the 73 Toll Road
- » Panoramic Views of Saddleback Valley
- » Low NNN Charges: ±\$.24/Ft. Per Month

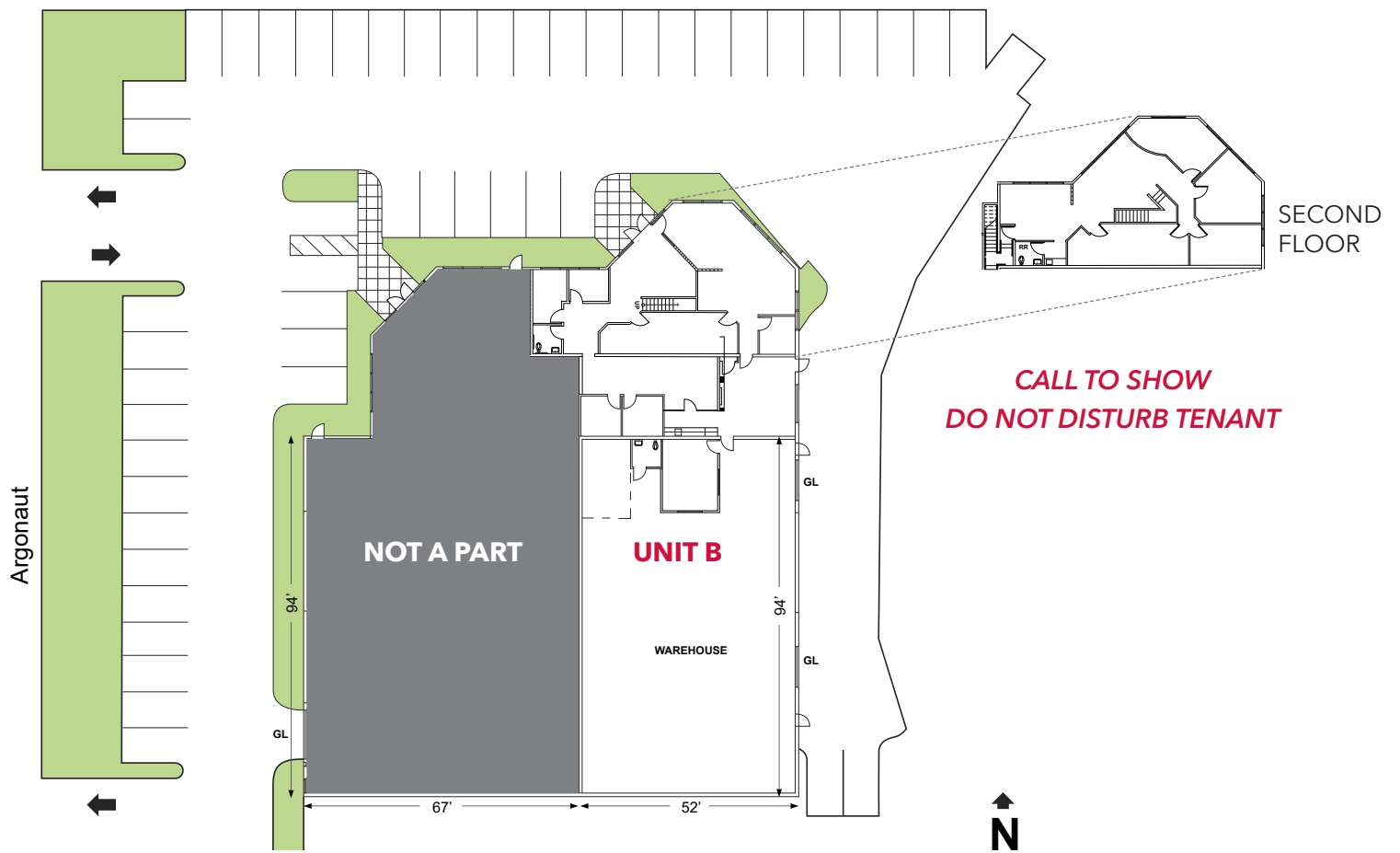
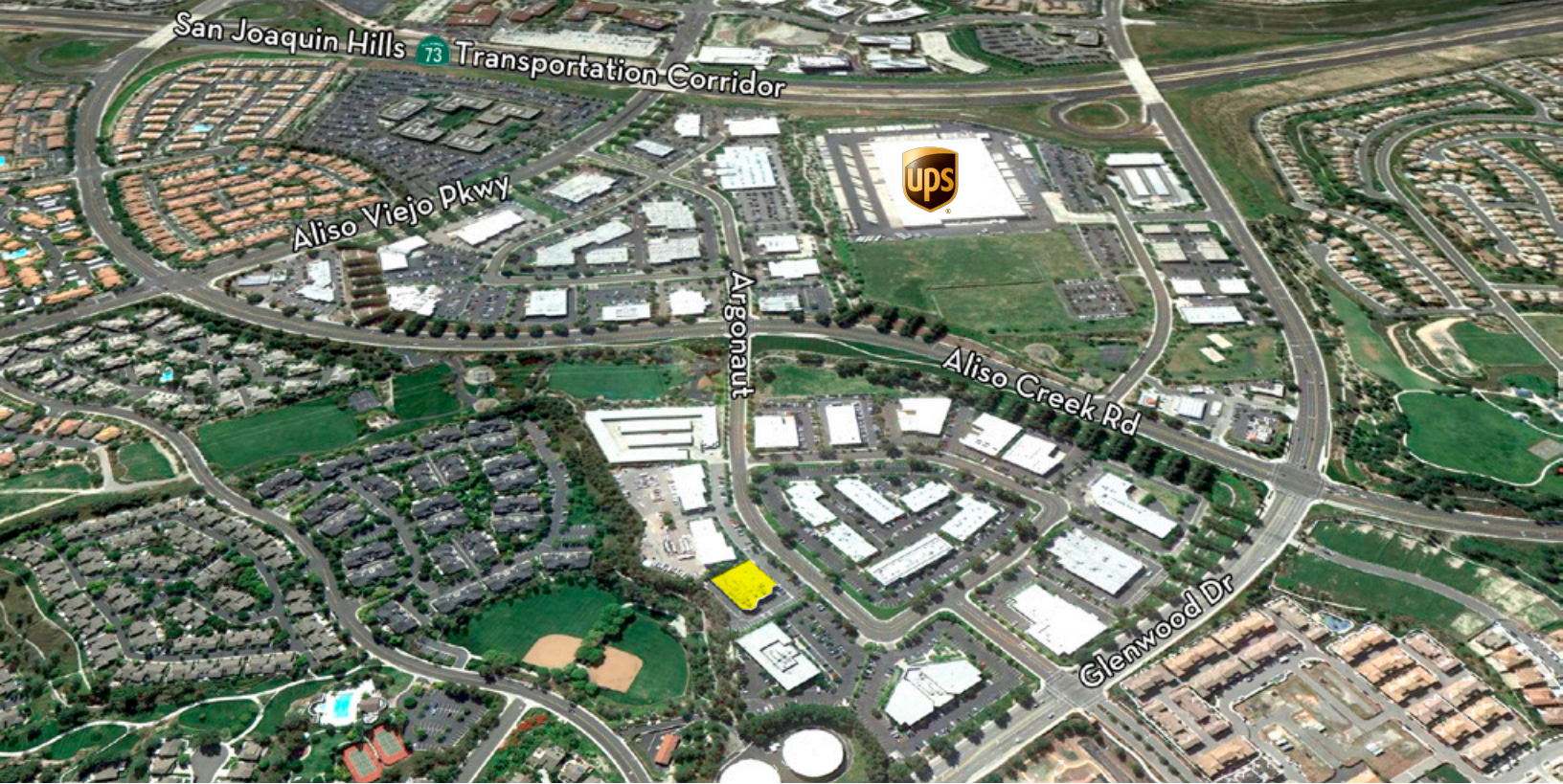


CONTACT

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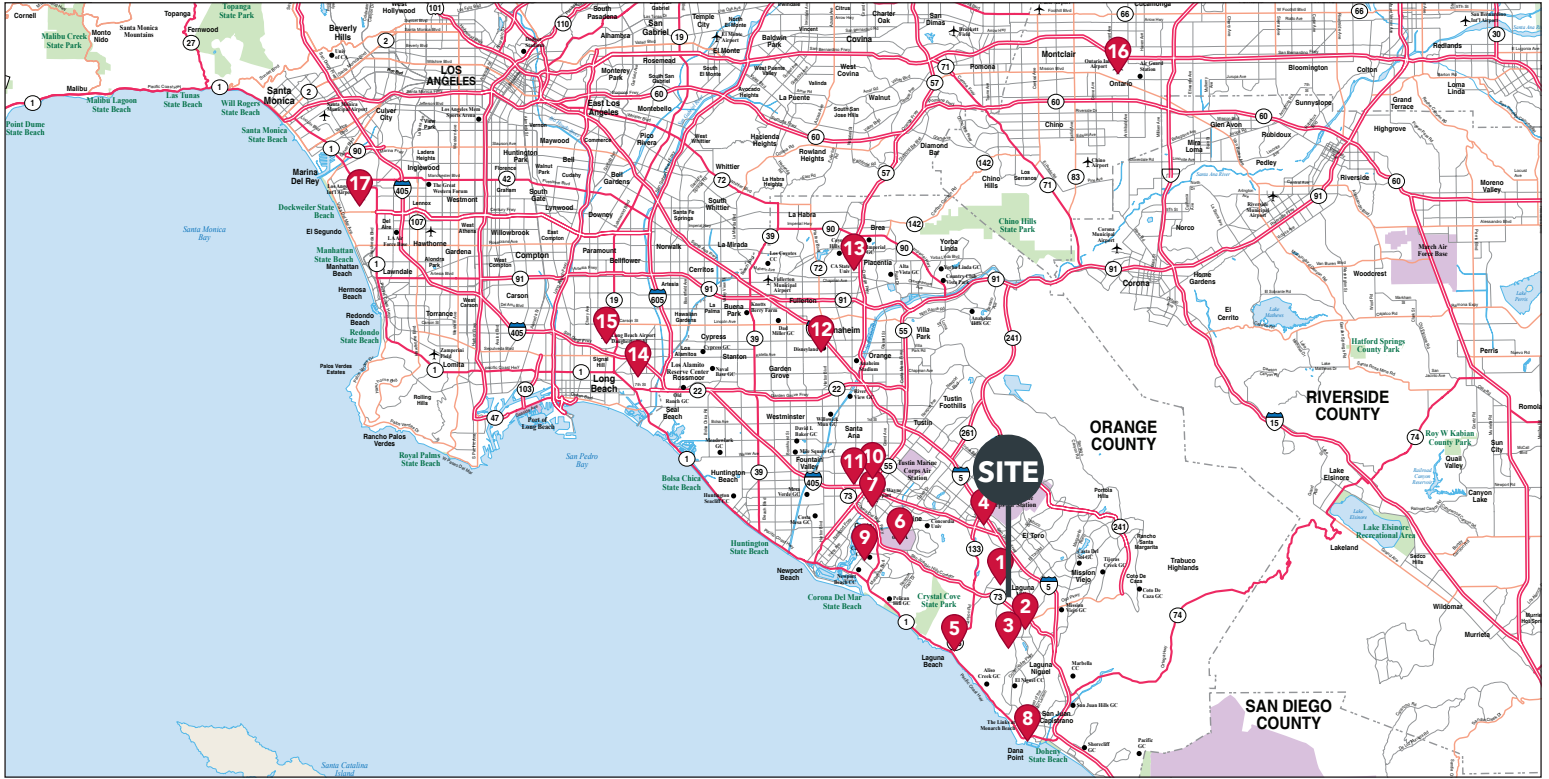
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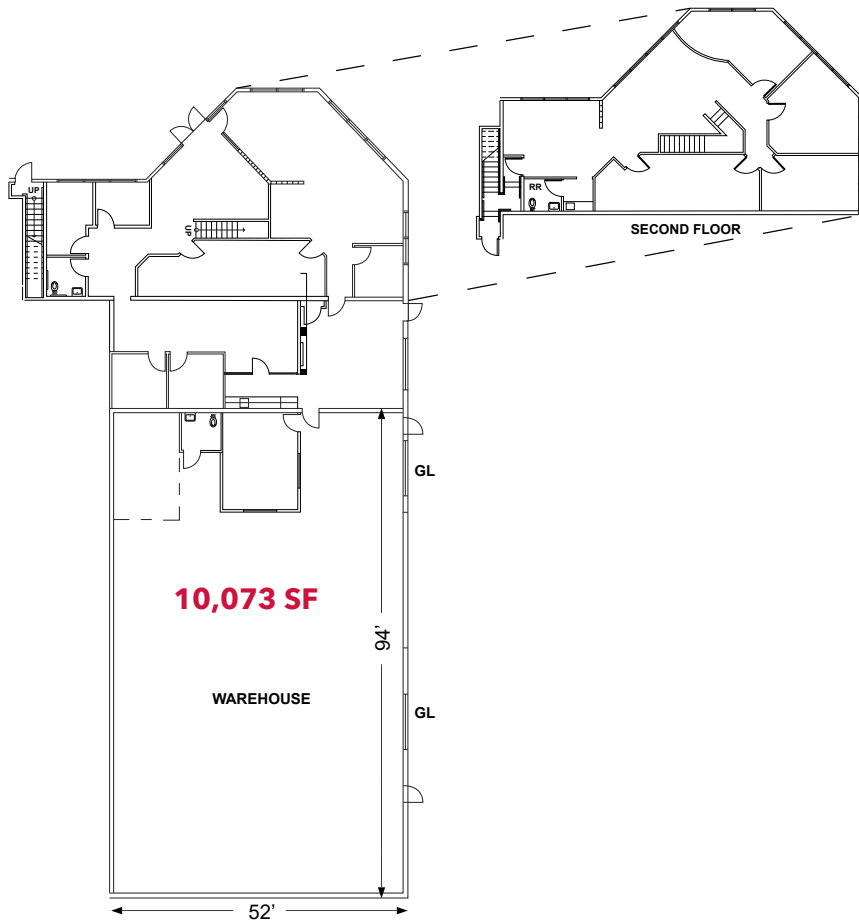


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75 ARGONAUT AMENITIES MAP



75 ARGONAUT ALISO VIEJO, CA FLOOR PLAN - UNIT B



Amenity	Distance
1 Aliso Viejo Country Club	0.7 Miles
2 Aliso Viejo Town Center	1.6 Miles
3 Soka University of America	3 Miles
4 Irvine Spectrum	6.4 Miles
5 Downtown Laguna Beach	6.4 Miles
6 UC Irvine	9.2 Miles
7 John Wayne/OC Airport	12.9 Miles
8 Dana Point Harbor	11.4 Miles
9 Fashion Island	11.5 Miles
10 OC Performing Arts Center	14.4 Miles
11 South Coast Plaza	14 Miles
12 Disneyland/Anaheim Convention Center	23.2 Miles
13 Cal State Fullerton	26.2 Miles
14 Cal State Long Beach	28 Miles
15 Long Beach Airport	31.7 Miles
16 Ontario International Airport	44 Miles
17 Los Angeles International Airport	52.5 Miles

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