

FOR LEASE

MULTI-TENANT INDUSTRIAL UNITS

**TEASER RATE
ON SELECT UNITS**

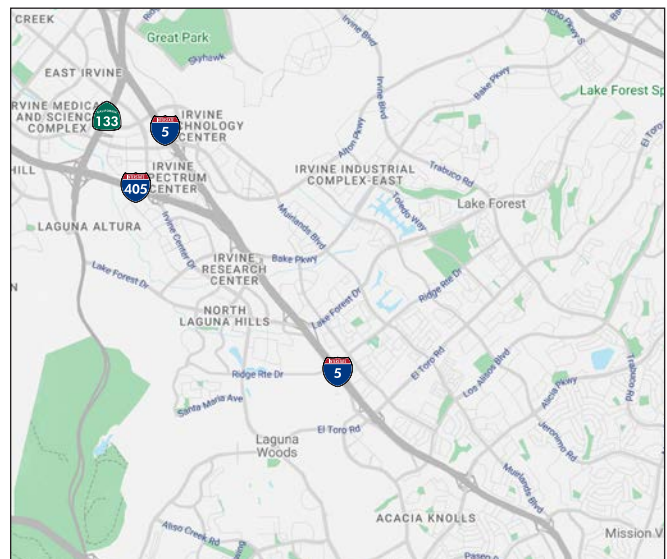
SEE PAGE 2 FOR
MORE DETAILS

MISSION VIEJO BUSINESS CENTER

MISSION VIEJO, CALIFORNIA 92691

PROPERTY HIGHLIGHTS

- High-image business park
- Office & warehouse units available
- Parking 2:1000 ratio
- 100 amps power
- 14' clear height
- Prominent signage
- Ground level loading
- Major street frontage



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MIIG
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CURRENT AVAILABILITY

ADDRESS	SUITE	TOTAL SF	OFFICE SF	LEASE RATE	COMMENTS
23851 Via Fabricante	201*	7,007	250	\$1.75 NNN	Showroom/Flex Space w/ Warehouse and Two (2) GL Doors.
23881 Via Fabricante	513/514*	2,394	600	\$1.85 NNN	Vacant and Available Now.
23881 Via Fabricante	519/520*	2,632	1,200	\$1.85 NNN	Vacant and Available Now.
23891 Via Fabricante	601*	853	853	\$1.95 NNN	100% Office. 2 Private Offices, Private Restroom, and Open Work Area. Corner unit. Vacant and Available Now.
23891 Via Fabricante	607/608*	435 - 1,288	435-1,288	\$1.95 NNN	100% Office. Units can be Leased Together or Separate. Vacant and Available Now.
23891 Via Fabricante	620*	1,209	300	\$1.85 NNN	Available 9/1/2026.

*\$1 PSF NNN TEASER RATE. FIRST 6 MONTHS ON 36 MONTH LEASE TERM.

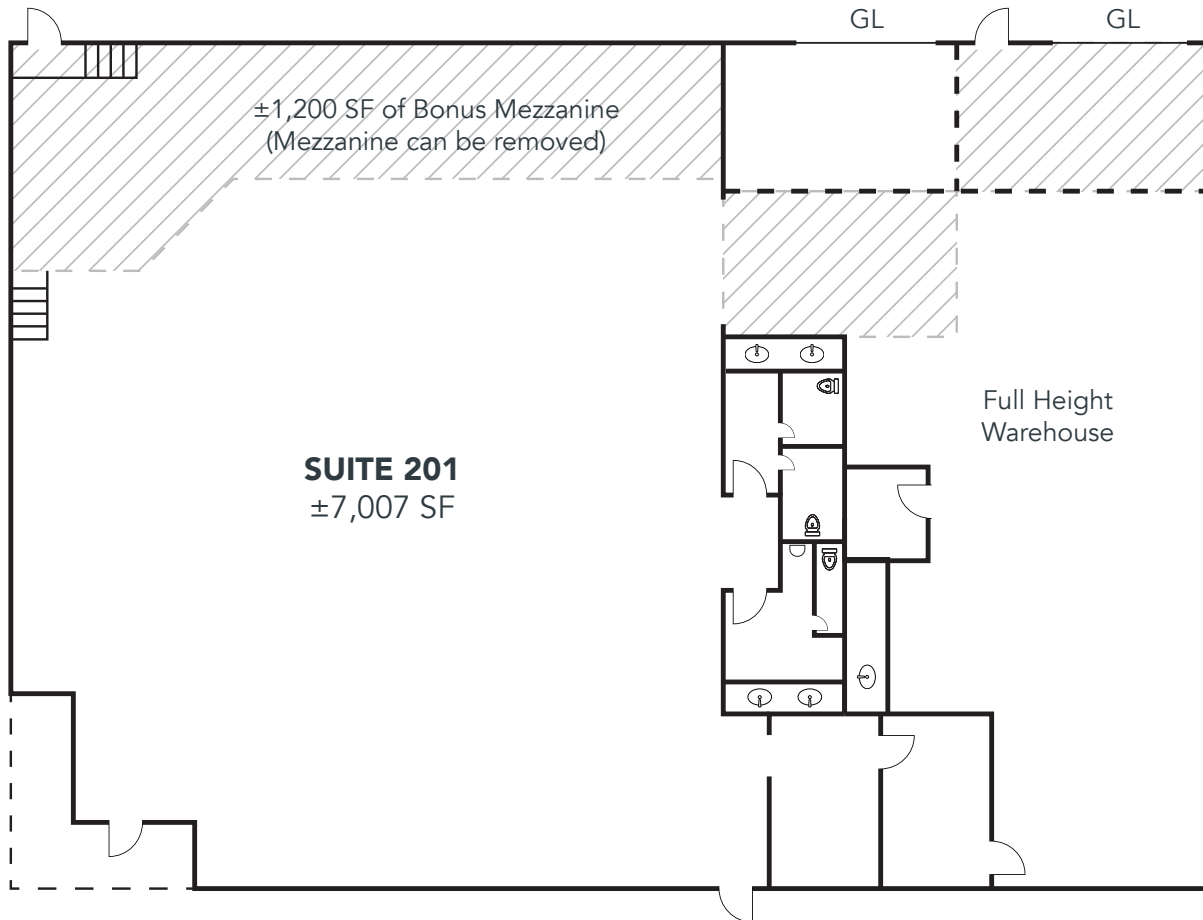




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23851 VIA FABRICANTE, MISSION VIEJO, CA 92691

FLOOR PLANS

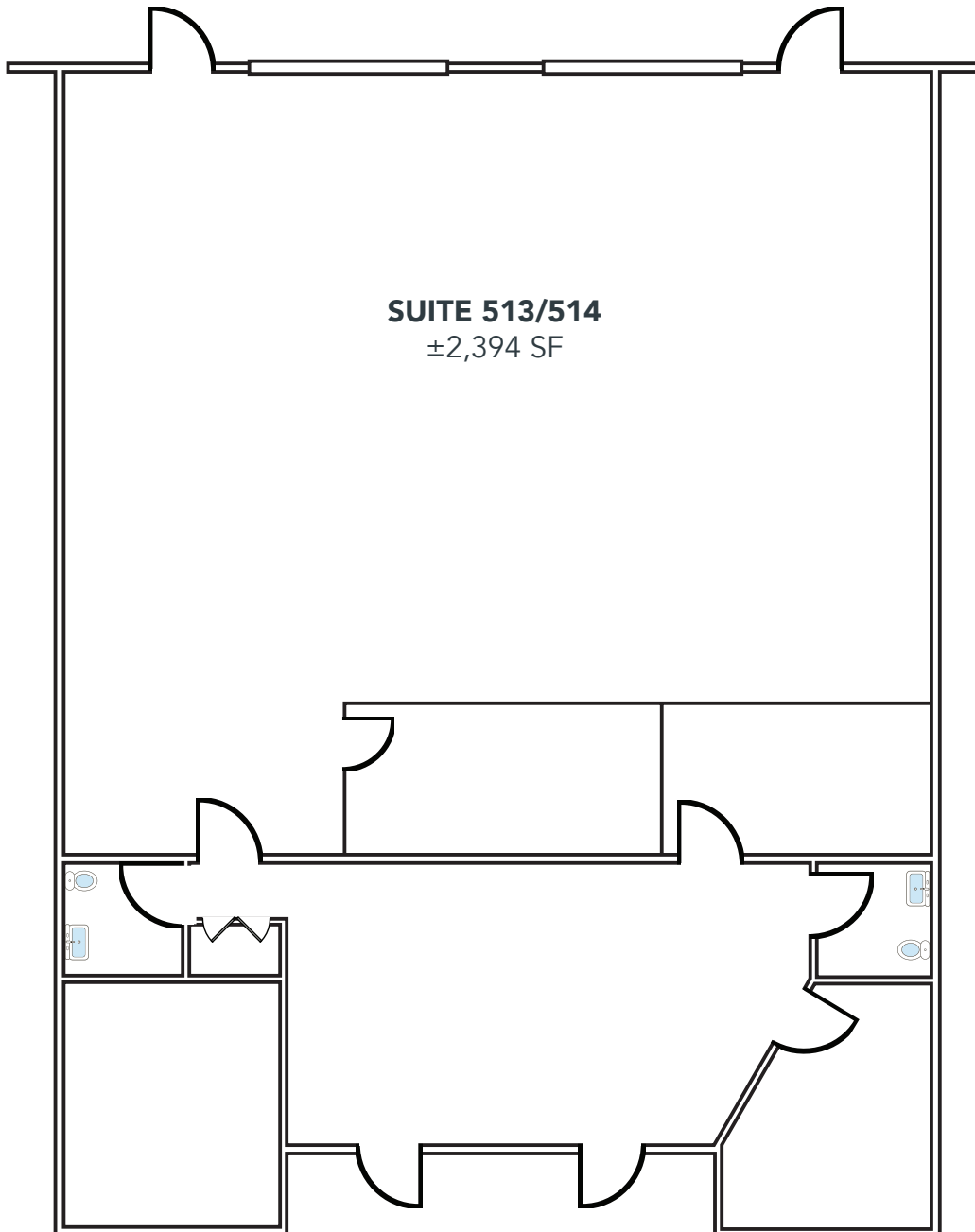


**Floorplans not to scale.*

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23881 VIA FABRICANTE, MISSION VIEJO, CA 92691

FLOOR PLANS

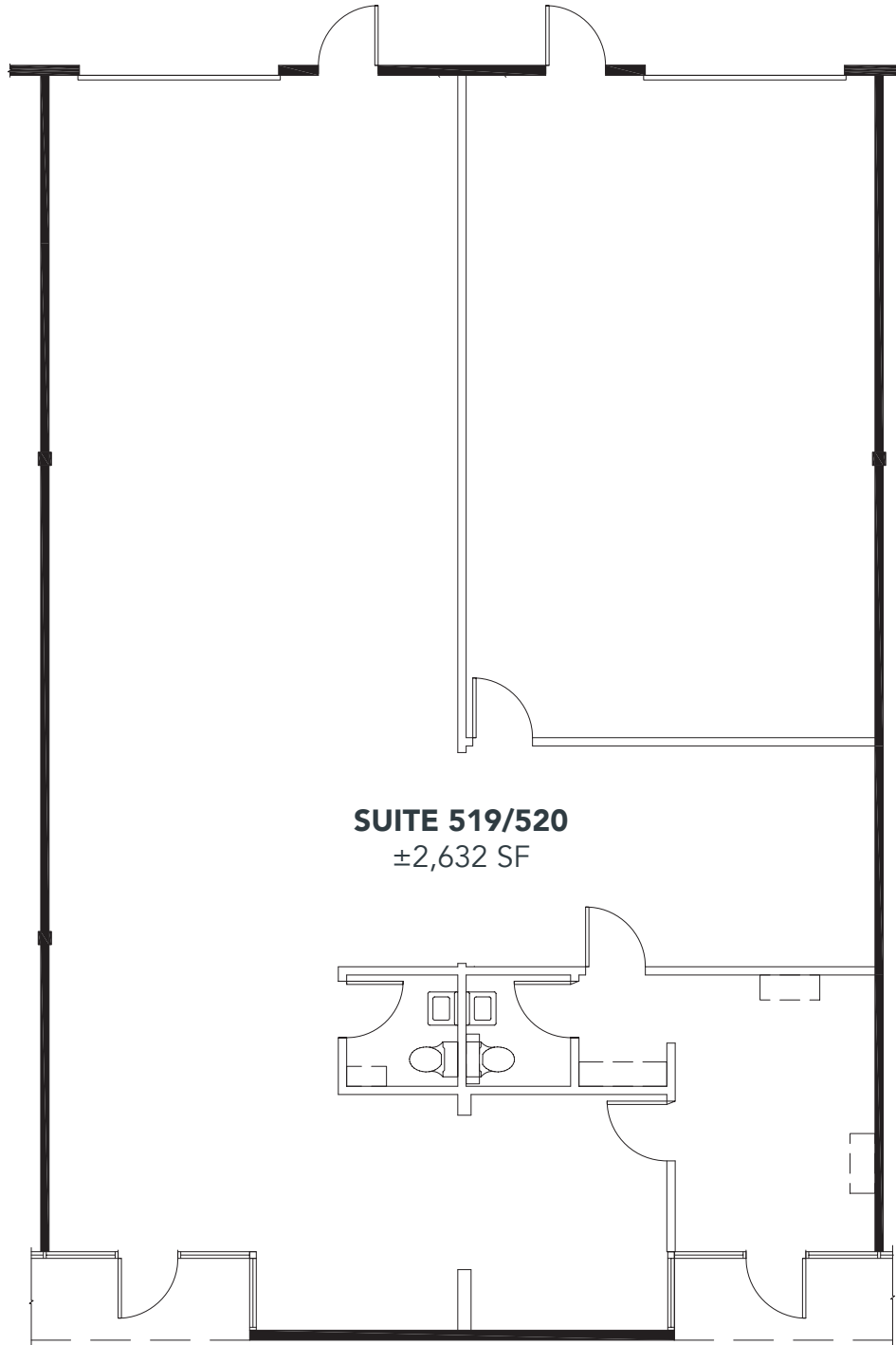


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FLOOR PLANS



SUITE 519/520
±2,632 SF

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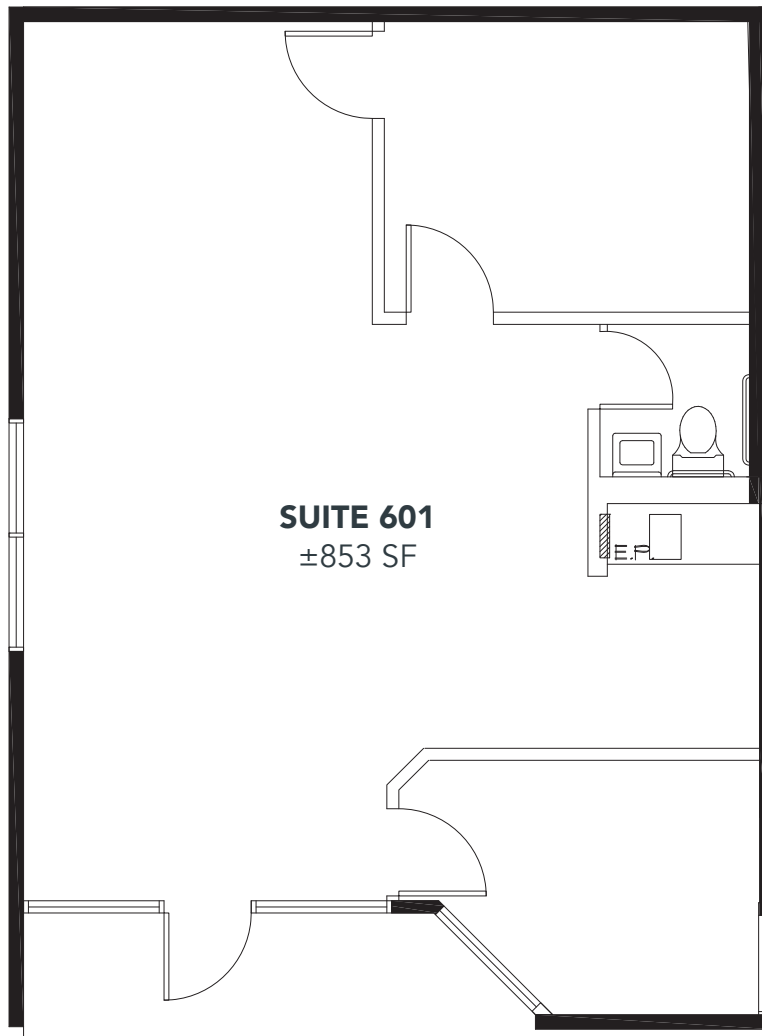
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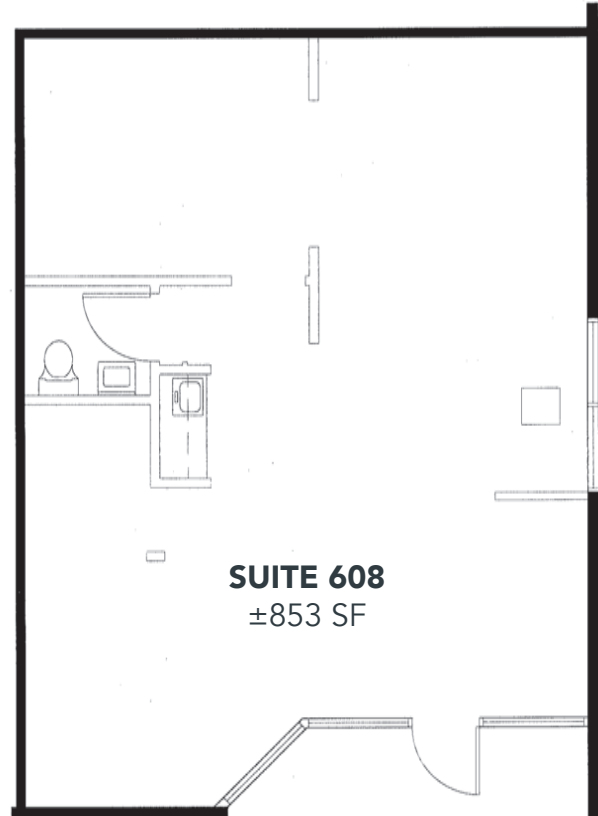
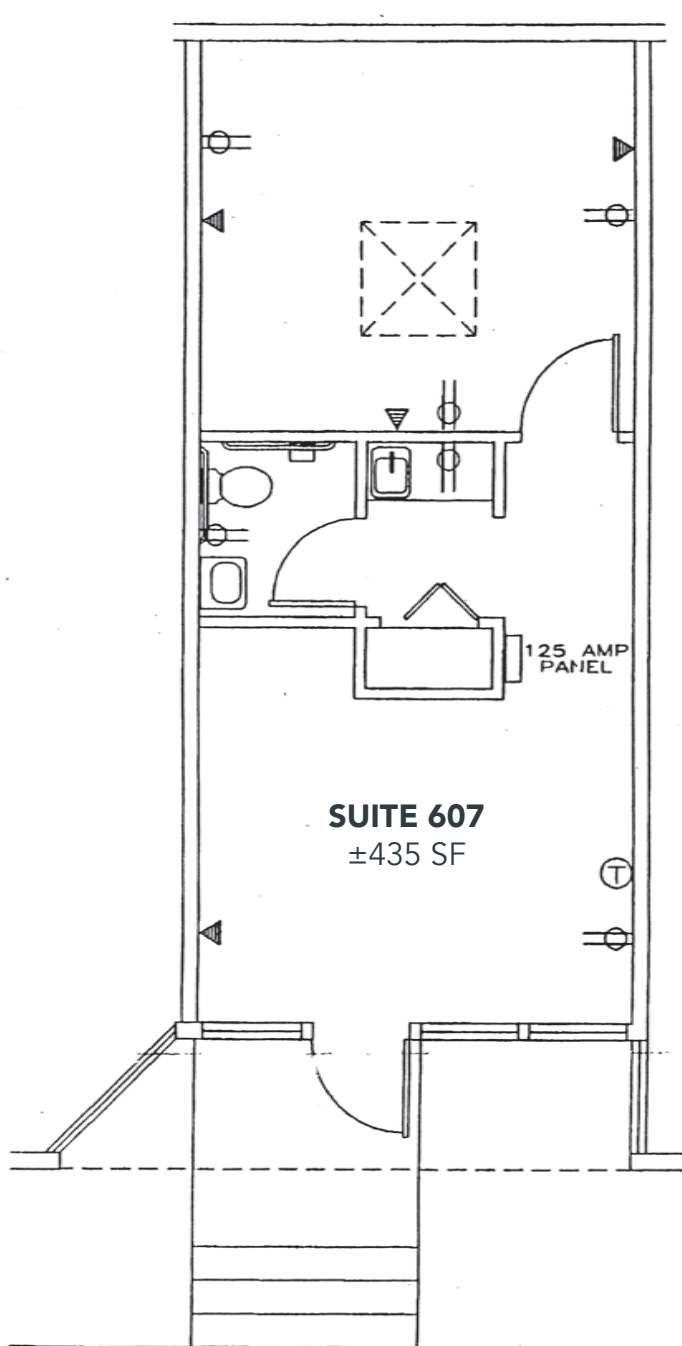


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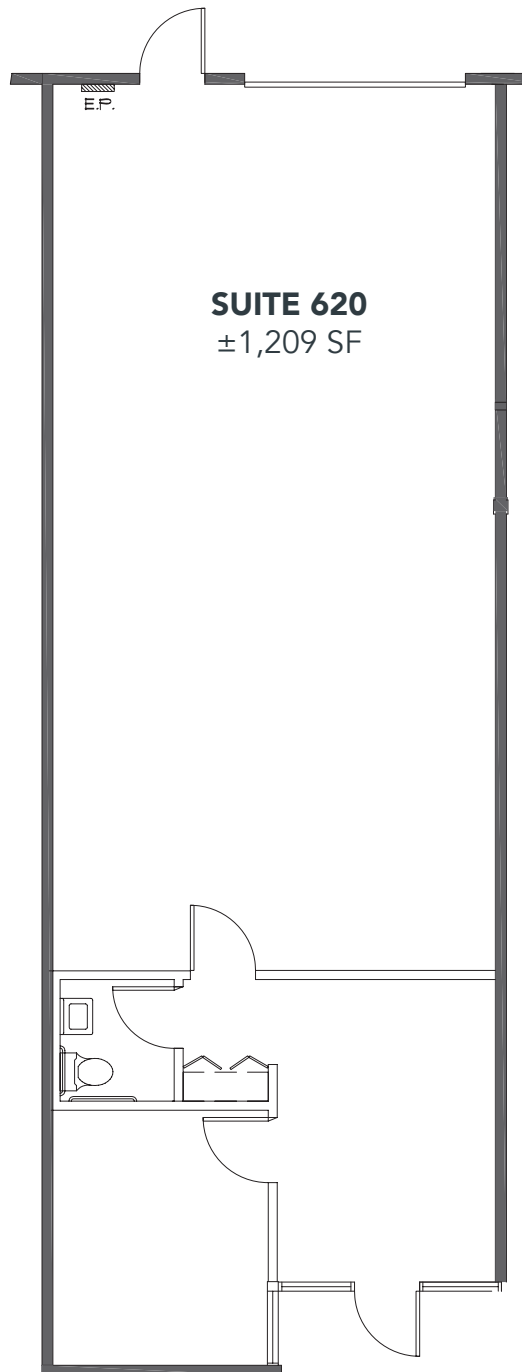


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FLOOR PLANS



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