

±3,500 SF WAREHOUSE FOR SUBLEASE

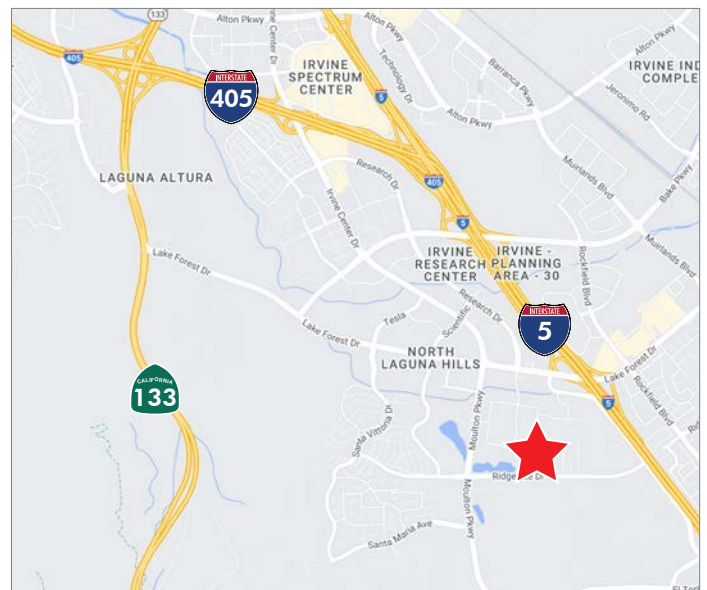
23201 ALCALDE DRIVE, SUITE B

LAGUNA HILLS, CA 92653



PROPERTY FEATURES

- ±3,500 SF Dead Storage Warehouse
- Easy Access and Separate Entrance
- One (1) Ground Level Door
- 3:1,000 Car Parking
- 400 Amps Power
- 16' Warehouse Clearance
- Restroom Access Possible
- POL 8,512 SF Industrial Building
- Easy Access to the 5, 405, and 133 Freeways
- Available in 30 Days
- Sublease Through June 30, 2027
- Lease Rate: \$1.50 Gross



Mark Jerue

CalBRE 01073399
949.790.3121
mjerue@leeirvine.com

Craig Fitterer

CalBRE 01246929
949.790.3123
cfitterer@leeirvine.com

GianCarlo Spinosi

CalBRE 02065254
949.790.3109
gspinosi@leeirvine.com

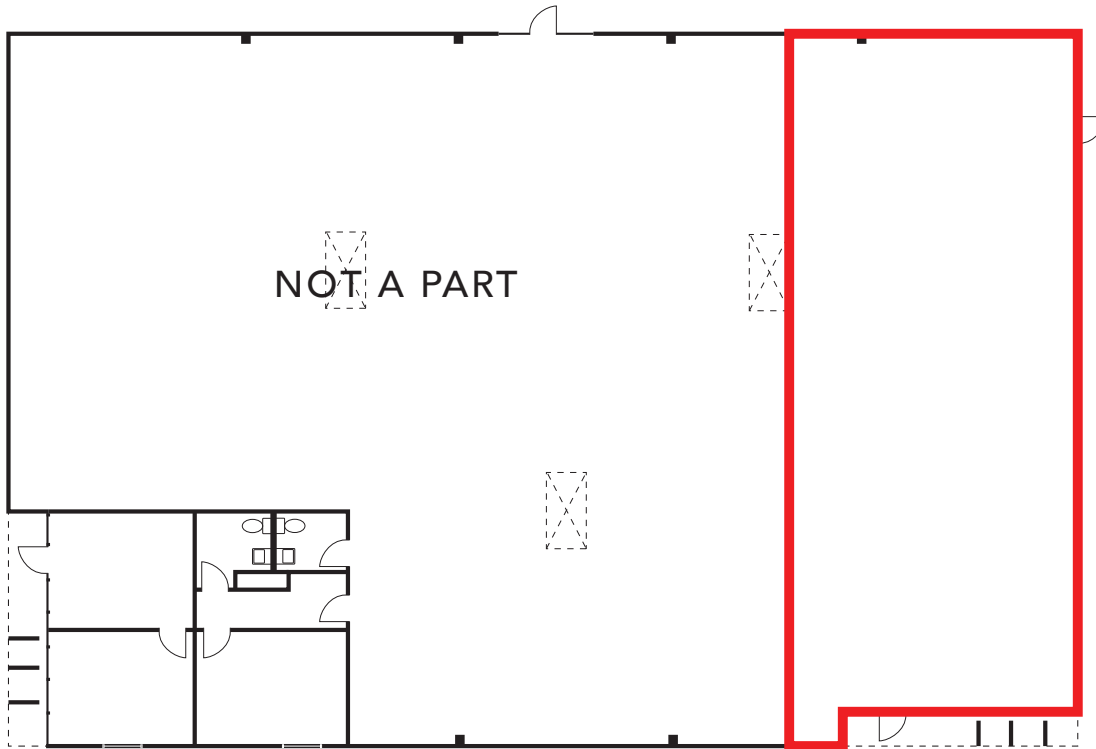
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

±3,500 SF WAREHOUSE FOR SUBLEASE

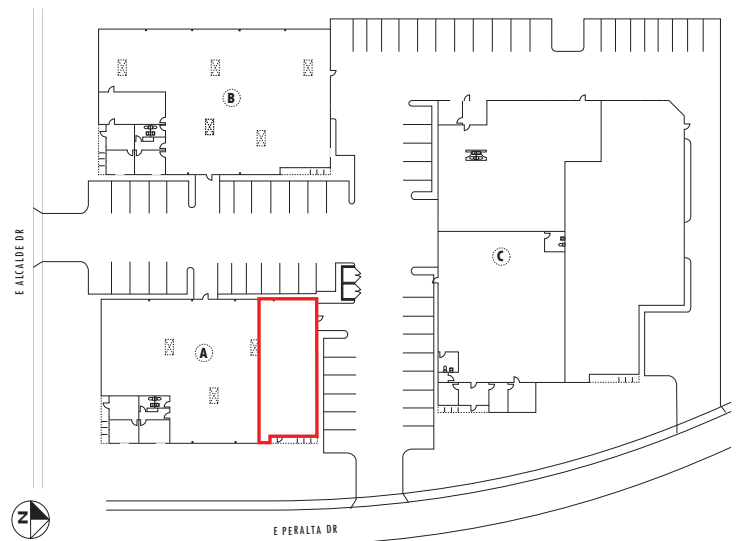
23201 ALCALDE DRIVE, SUITE B

LAGUNA HILLS, CA 92653

FLOORPLAN



SITE PLAN



Mark Jerue

CalBRE 01073399

949.790.3121

mjerue@leeirvine.com

Craig Fitterer

CalBRE 01246929

949.790.3123

cfitterer@leeirvine.com

GianCarlo Spinosi

CalBRE 02065254

949.790.3109

gspinosi@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.