

FOR LEASE



±44,582 SF FREE-STANDING FLEX/R&D WAREHOUSE



15 Argonaut
Aliso Viejo, CA

Size
±44,582 SF

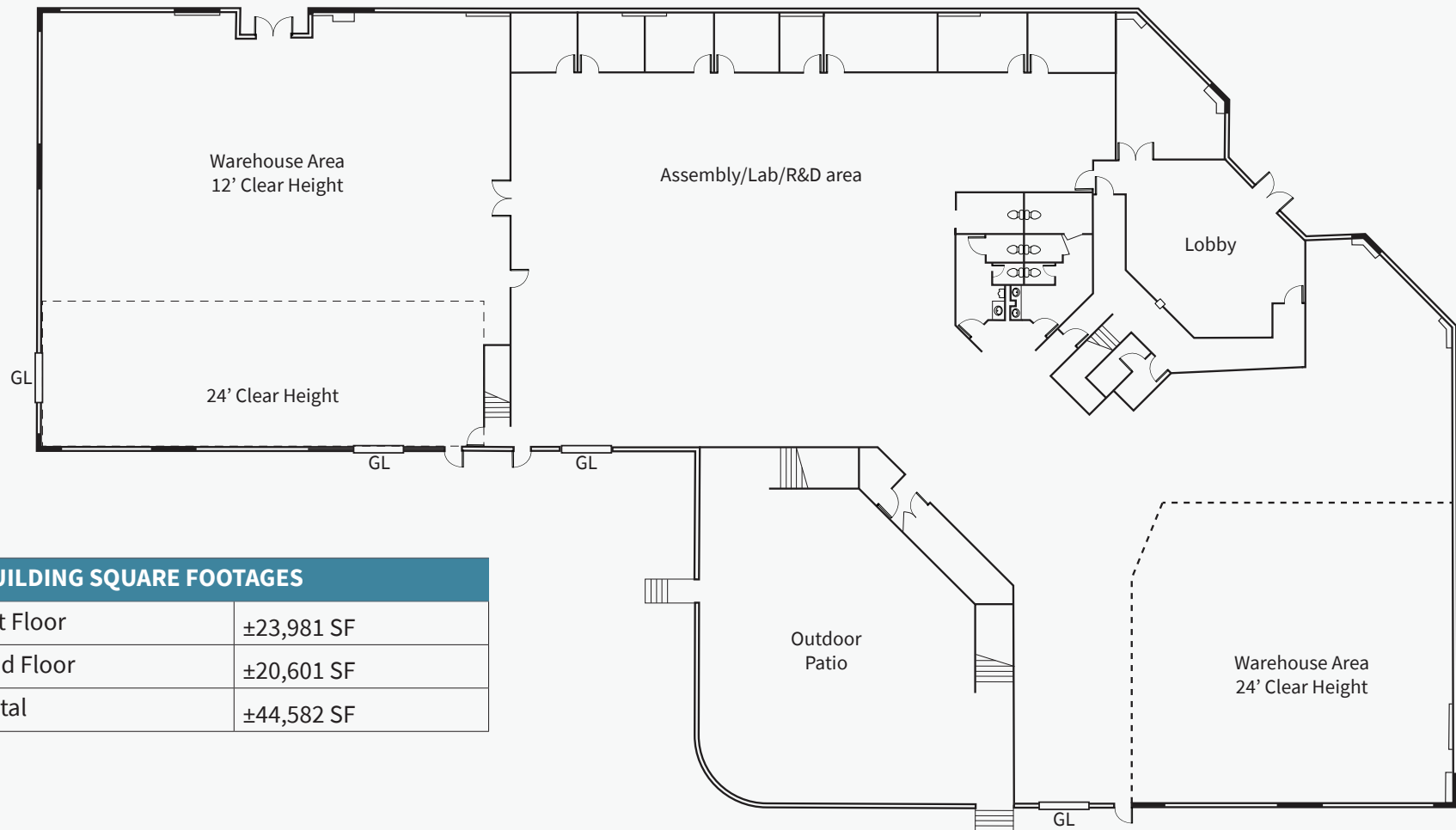
Property Highlights

- 4 GL doors
- Heavy power (3,200 amps)
- Excess parking (152 stalls)
- Existing R&D/Lab improvements

FLOOR PLAN



1st Floor: ±23,981 SF (proposed demo plan)

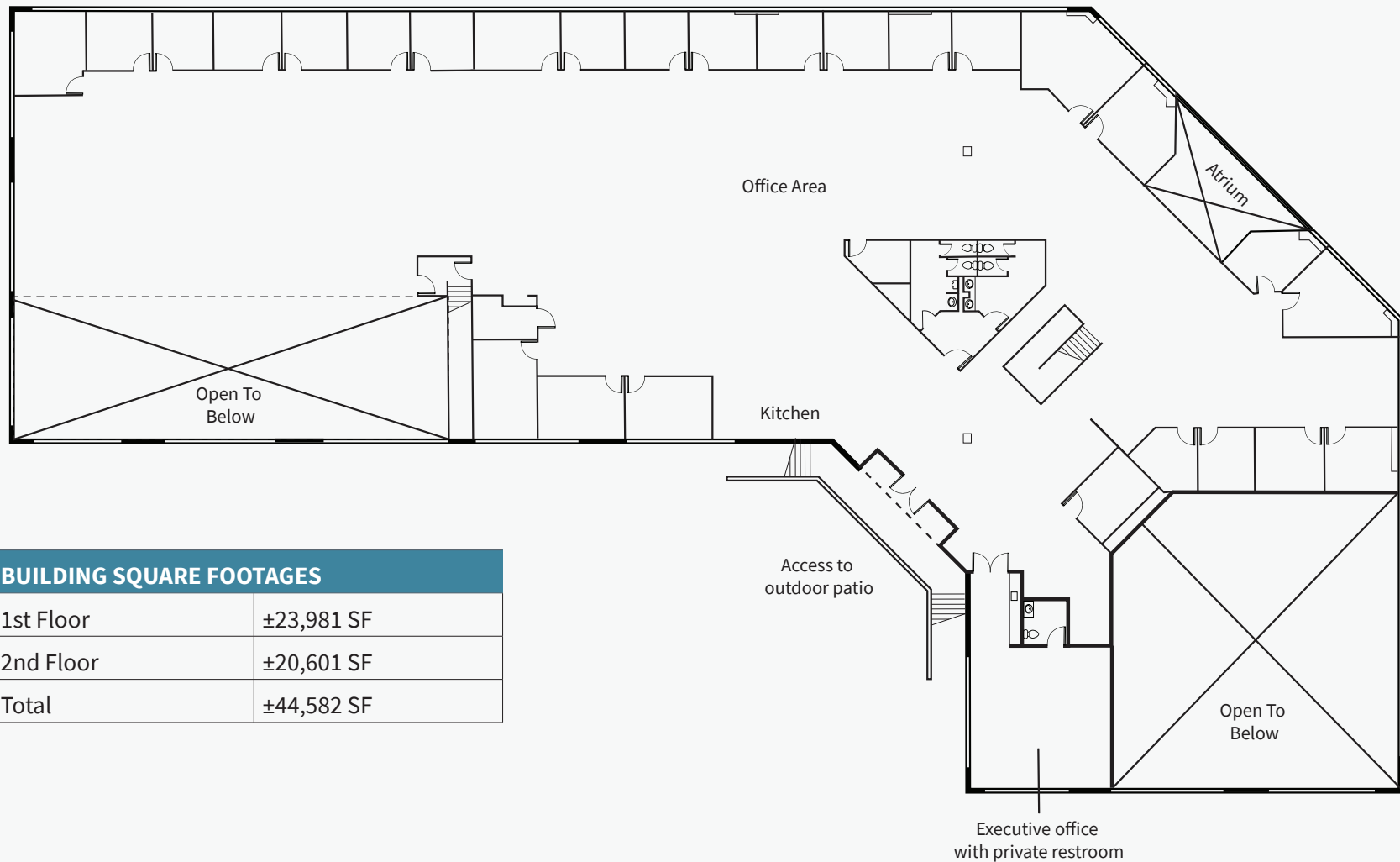


BUILDING SQUARE FOOTAGES	
1st Floor	±23,981 SF
2nd Floor	±20,601 SF
Total	±44,582 SF

FLOOR PLAN



2nd Floor: $\pm 20,601$ SF (proposed demo plan)



BUILDING SQUARE FOOTAGES

1st Floor	$\pm 23,981$ SF
2nd Floor	$\pm 20,601$ SF
Total	$\pm 44,582$ SF

RENDERINGS

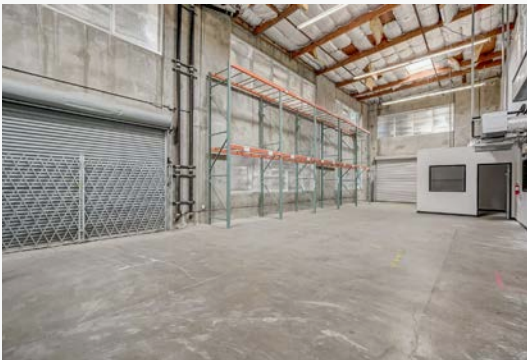
Potential lobby renovation



SITE PLAN



PHOTO GALLERY



BUILDING HIGHLIGHTS



15 Argonaut,
Aliso Viejo



Fire sprinklers throughout



±4,971 SF climate controlled
warehouse. Four (4) GL doors



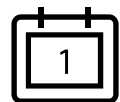
44,582 SF freestanding
2-story Flex/R&D building
on 4.41 AC (2.53 net)



3,200 Amps, 3 Phase, 4 wire
480/270V (verify)



Large outdoor patio and grass
area



Built in 1989, renovated in
2011/2018



±14,707 SF first floor office,
drop-ceilings, lab, R&D,
manufacturing area



152 parking stalls,
3.66:1,000 SF parking ratio
(expandable)



Roof replaced in 2017



±20,601 SF second floor
office with ±10' ceilings



Zoned BP-2 District

LOCATION MAP



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