

AVAILABLE FOR LEASE

22912 EL PACIFICO DRIVE

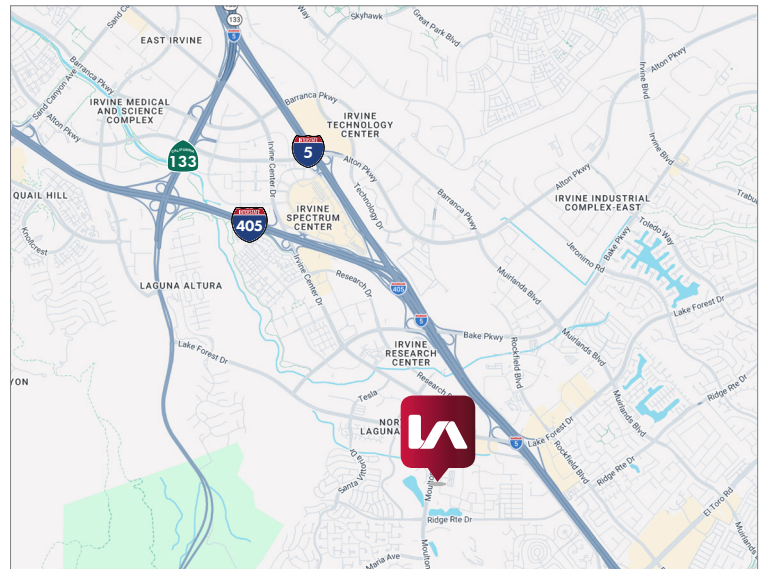
LAGUNA HILLS, CA 92653

## CUP FOR AUTO BODY



### PROPERTY FEATURES

- ±18,856 SF Industrial/R&D Building
- ±1.20 Acre Parcel (±52,272 SF)
- 18'-21' Clearance Height
- 1 GL Door and 1 Double Door
- 2 Private Offices, 2 Restrooms & Break Room
- Entire Property is Gated
- CUP in Place for Auto Body Shop & Auto Repair
- 2 Spray Booths
- 1 Clean Room
- 2 Alignment Machines
- 2 Frame Straighteners
- 1 Tire Balancer
- 200 Amps
- 2.2:1 Parking Ratio
- Excellent Location with Frontage on Moulton Pkwy



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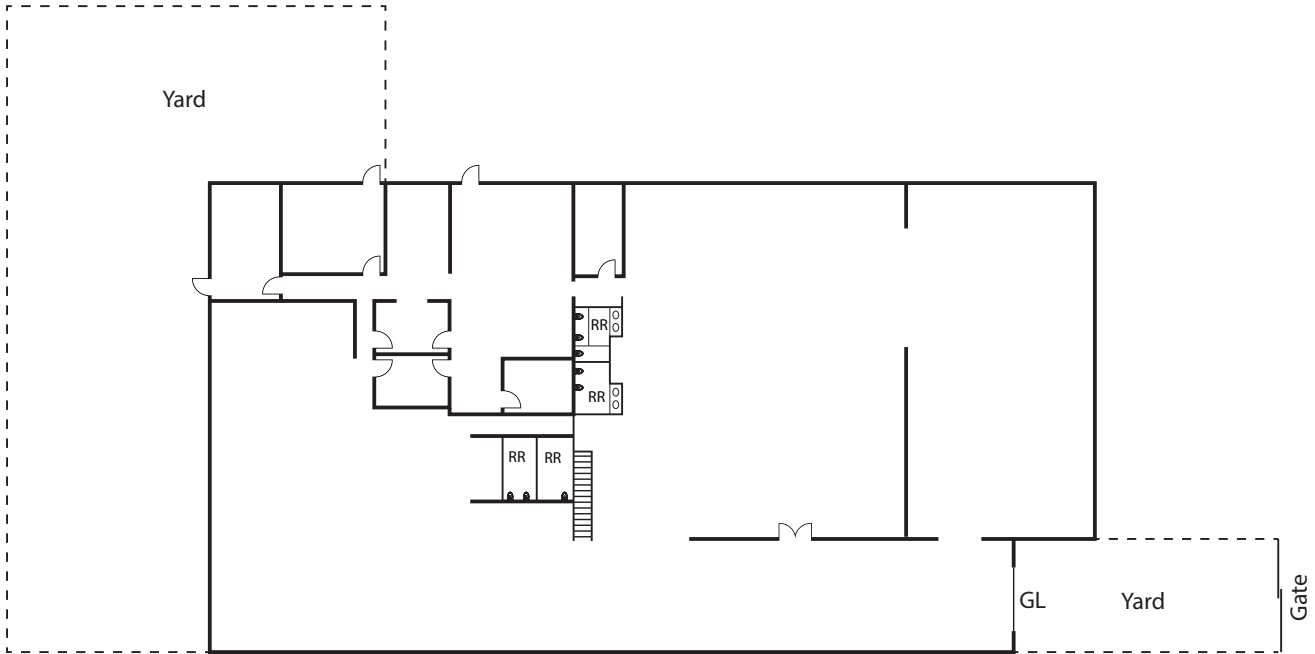
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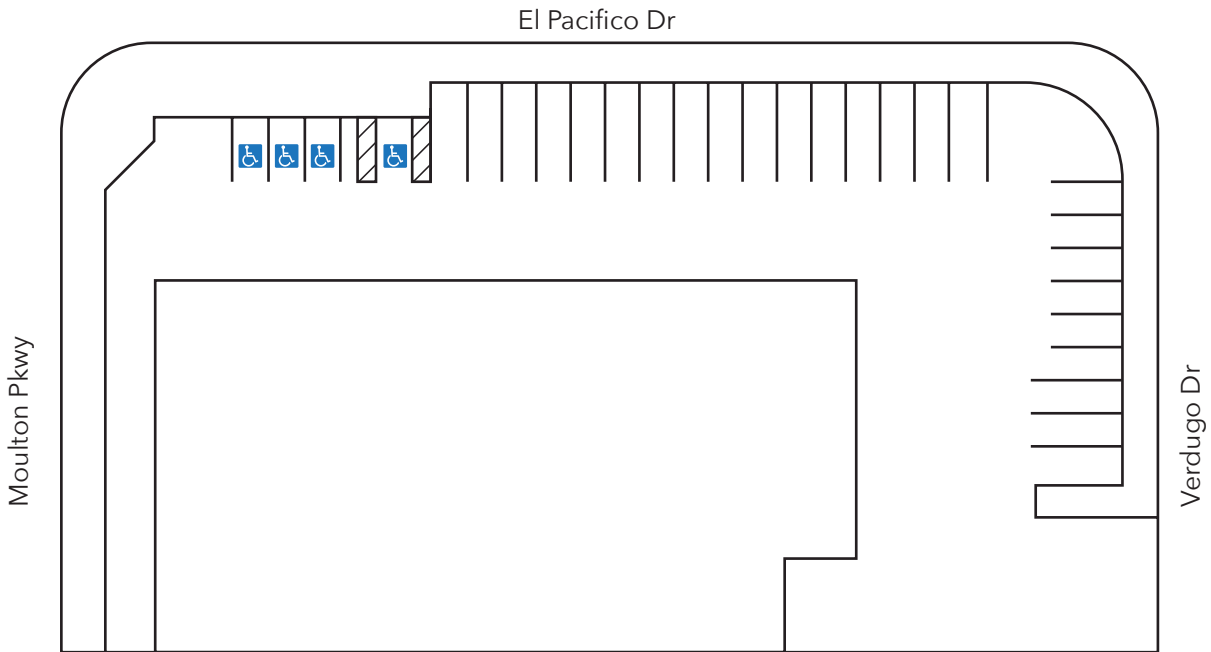
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