

# FOR SALE

23311 Madero  
Mission Viejo, CA 92691



## PROPERTY HIGHLIGHTS

- 15,260 S.F. Flex Building (11,094 S.F. Office & 4,166 S.F. Warehouse on 1.107 acres)
- Built in 1987 - **Original Owner**
- 2 Ground Level Doors (12' wide x 14' high & 12' wide x 9' high)
- 14' Warehouse Ceiling Height
- 54 Surface Parking Spaces (3.5/1000)
- Vary Scalable Office/Warehouse Space
- Good Floor to Area Ratio (FAR)
- Zoning: BP [Business Park/Industrial]
- APN: 809-551-03

## AREA

- Great Proximity to I-5 with Immediate Access to El Toro Road
- Excellent Retail/Restaurant Area Support
- Directly behind Target and Across the street from the Mission Viejo Commerce Park

**Offered at:**  
**\$4,715,000**  
**(\$309.00 P.S.F.)**

**FOR A PRIVATE WAREHOUSE TOUR CONTACT:**

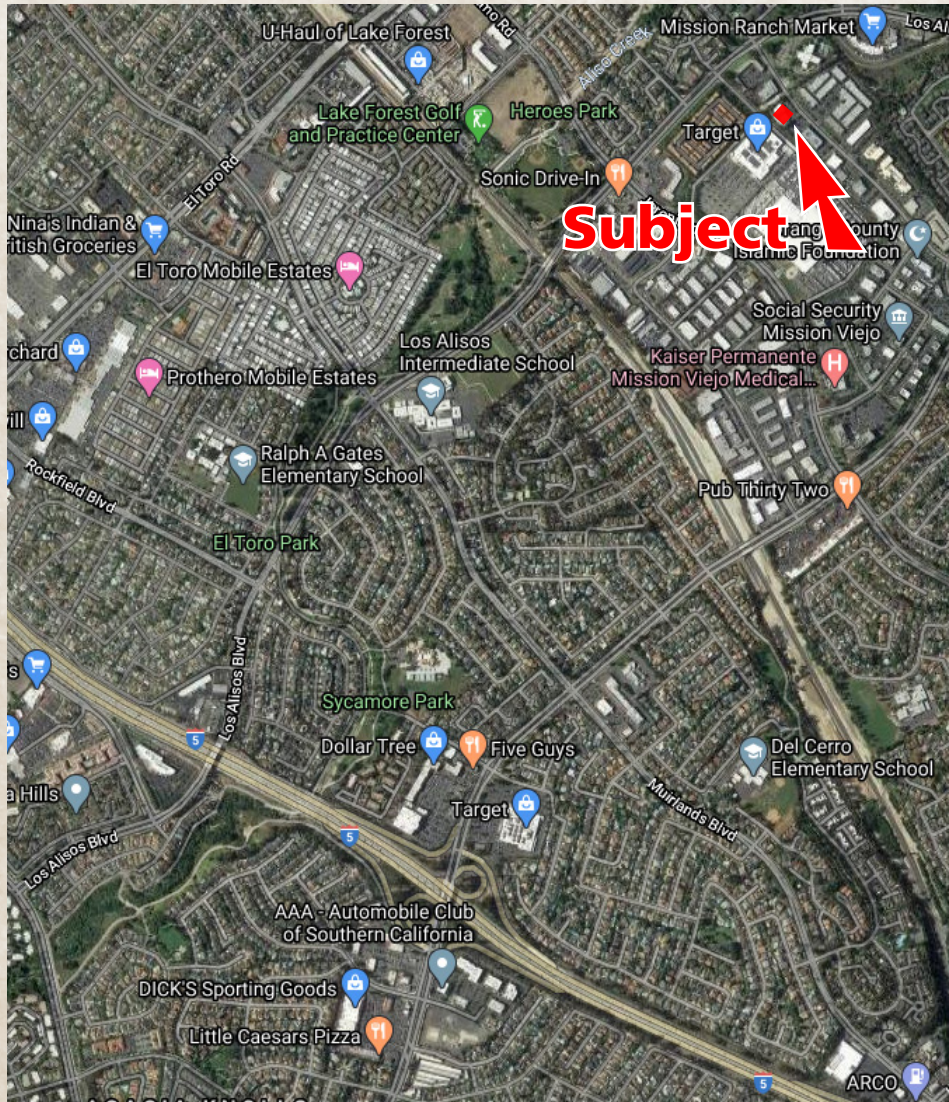


**George M. Prince**

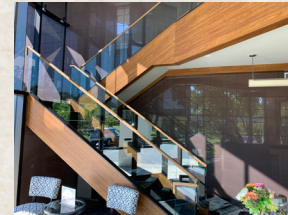
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# 23311 Madero, Mission Viejo, CA 92691

## Aerial Map



Ground Floor Lobby



Ground Floor Lobby



Second Floor Lobby



Private Office Corridor



Private Office



Conference Room



Conference Room



Conference Room



Open Work Area



Open Work Area



New HVAC Units



Recently Replaced Roof



Kitchen



Partial Built Out Warehouse



Partial Built Out Warehouse