

# FOR LEASE

HIGH-IMAGE OFFICE & INDUSTRIAL UNITS AVAILABLE



# 23022

LA CADENA, LAGUNA HILLS

## PROPERTY HIGHLIGHTS

- Professionally managed business park
- Quiet setting
- Minutes from the 5 Freeway
- Parking 3:1,000 Ratio
- Restroom in each suite
- Close to retail/food amenities
- Good truck/delivery access
- 200 amps / 3 phase power (verify)
- Functional office/warehouse layouts
- Ground level loading
- 2nd Floor office suites
- 11' warehouse ceiling clearance

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# LA CADENA BUSINESS PARK

23022 LA CADENA, LAGUNA HILLS, CA 92653

## CURRENT AVAILABILITY

SUITE	FLOOR	TOTAL SQ.FT.	OFFICE SQ.FT.	LEASE RATE	DESCRIPTION
102	1 <sup>st</sup>	1,813 SF	TBD	\$1.80 GRS	Reception, HVAC warehouse, private restroom, storage room and GL door.
206	2 <sup>nd</sup>	2,080 SF	2,080 SF	\$1.50 GRS	Four private offices, large open area, restroom, kitchenette and breakroom.

\*NO CAM CHARGES.





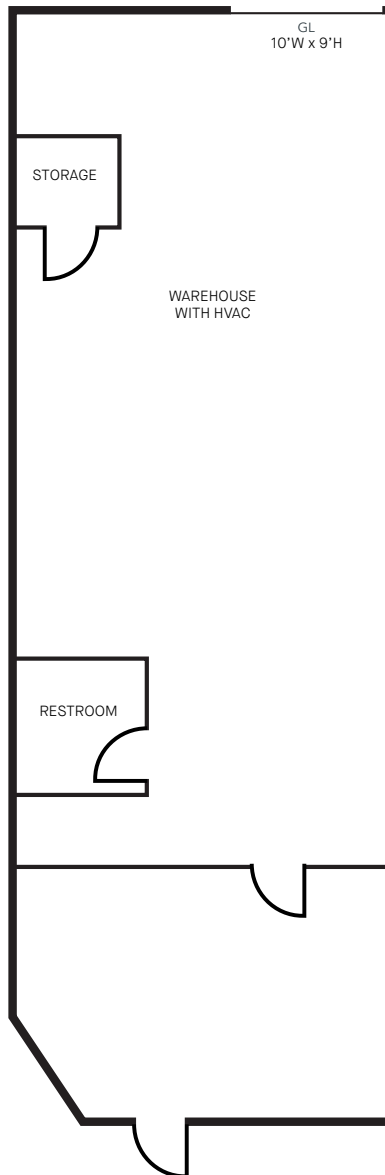
# LA CADENA BUSINESS PARK

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## FLOOR PLANS

### SUITE 102

±1,813 SF



*\*Floorplan not to scale.*

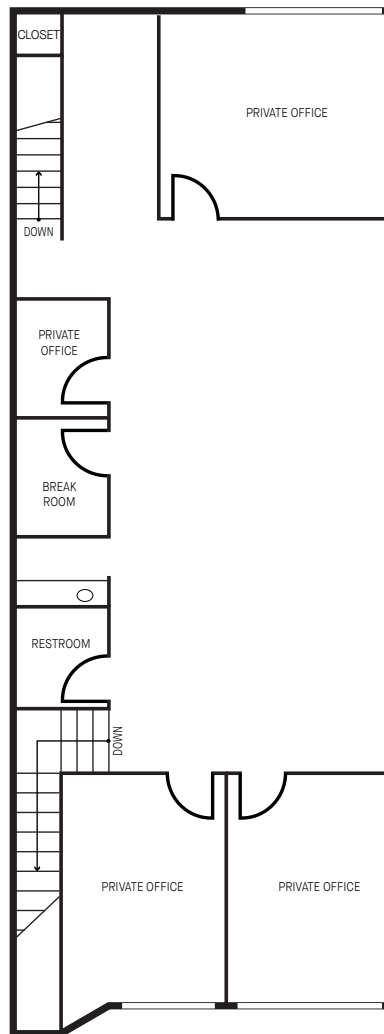
# LA CADENA BUSINESS PARK

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## FLOOR PLANS

### SUITE 206

±2,080 SF



*\*Floorplan not to scale.*