



±5,040 SF WAREHOUSE SPACE FOR LEASE

26181 AVENIDA AEROPUERTO #C | SAN JUAN CAPISTRANO



www.26181sanjuan.com



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Visit

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH



PROPERTY FEATURES

- » Immediate Freeway Access
- » Excellent Warehouse
- » Private Restroom
- » Ample Parking Spaces (Additional After-Hours & Street Parking)
- » 14' Clearance
- » 200 Amps
- » Fire Sprinklers

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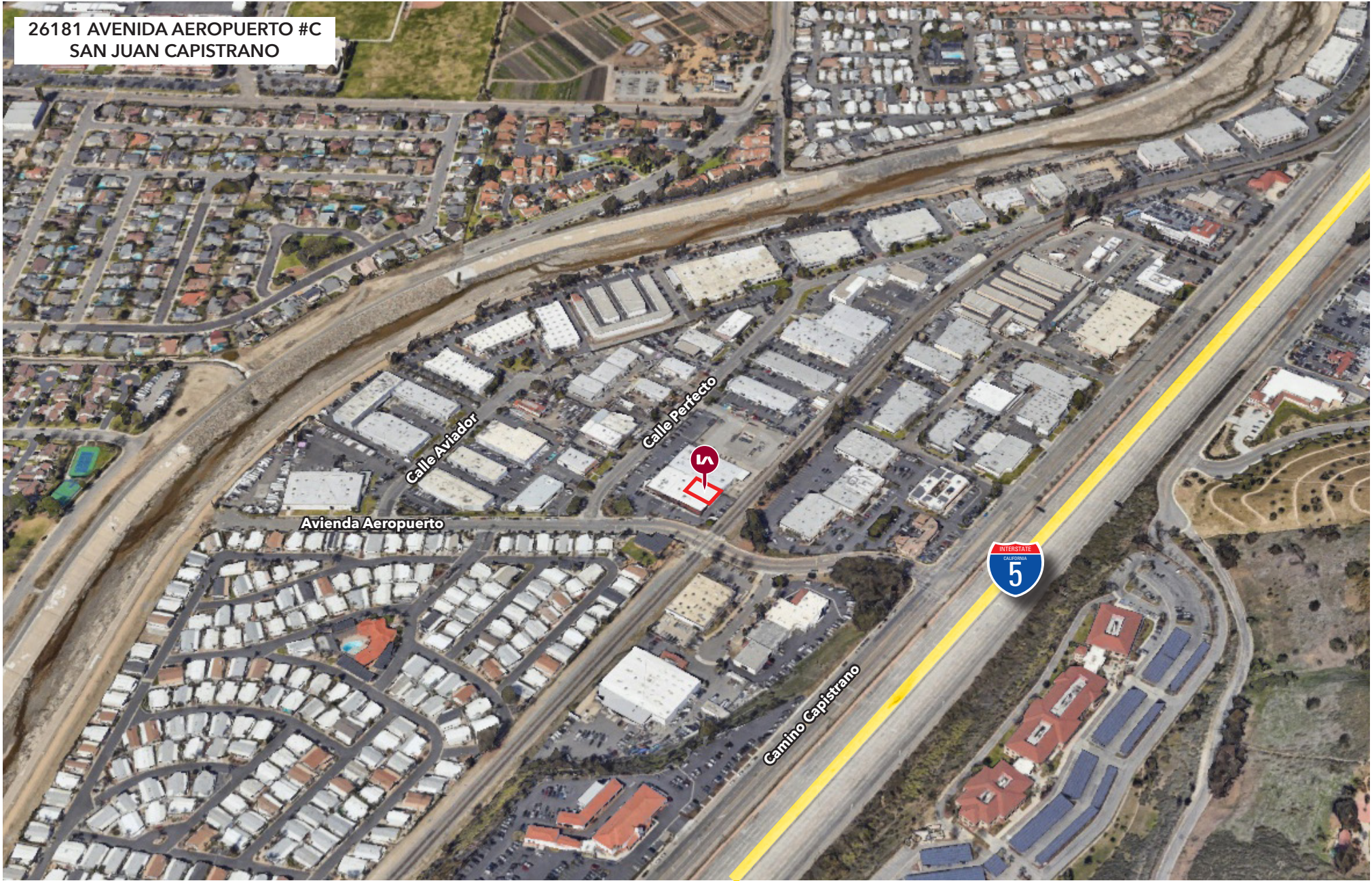
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SIGN PROGRAM



1 SOUTH ELEVATION (AVENIDA AEROPUERTO VIEW)



B C S/F INTERNALLY ILLUMINATED SIGN CABINET QTY: 2
Scale: 3/8" = 1'-0"

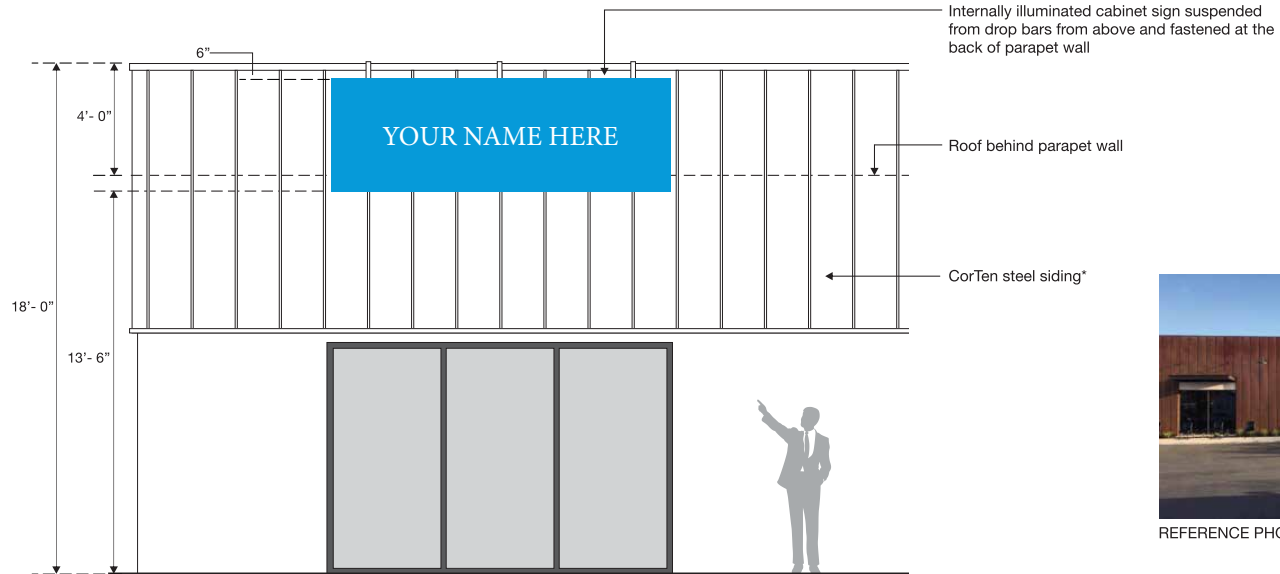
SPECIFICATIONS

CABINET FABRICATED FROM ALUMINUM AND FULLY ENCLOSED ON ALL SIDES AND BACK. SIDE WALL DEPTH TO BE (5) INCHES. ALUMINUM FACE TO FASTEN AT POINTS ALONG THE SIDE WALL FOR REMOVAL OF FACE AS NECESSARY FOR INTERNAL CABINET ACCESS. ALL EXTERNAL SURFACES TO BE PAINTED SATIN BLACK ACRYLIC POLYURETHANE.

GRAPHICS TO BE ROUTED-OUT FROM ALUMINUM FACE AND PUSHED-THRU WITH (1/2) INCH THICK WHITE ACRYLIC WITH TRANSLUCENT VINYL FILM OVERLAY FOR DESIRED COLOR.

GRAPHICS TO BE BACKLIT WITH WHITE LOW VOLTAGE LED LIGHTS ENCLOSED WITHIN THE CABINET WITH QUANTITY AS NEEDED TO EVENLY LIGHT THE GRAPHICS. TRANSFORMERS FOR LED TO BE ENCLOSED WITHIN THE CABINET.

CABINET TO BE ATTACHED TO THE BUILDING USING (3) 1 x 2 ALUMINUM RECT. TUBES TO EXTEND UP AND OVER THE PARAPET WALL AND MECHANICALLY FASTENING TO THE EXISTING TUBE STRUCTURE BEHIND THE PARAPET. RECT. TUBES TO BE FINISHED T/M COR TEN WALL COLOR TO MINIMIZE VISIBILITY. NOTE THAT COR TEN IS NOT TO BE PENETRATED BY SIGN FASTENERS OR ELECTRICAL CONNECTIONS. SIGN IS TO HANG IN FRONT OF WALL SURFACE. USE RUBBER BUMPERS ON THE BACK OF RECT. TUBES FOR CONTACT WITH THE WALL.

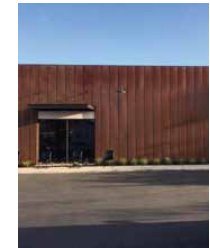


2 ELEVATION DETAIL (CONDITION SIMILAR AT BOTH SIGN LOCATIONS)
Scale: 1/4" = 1'-0"

Internally illuminated cabinet sign suspended from drop bars from above and fastened at the back of parapet wall

Roof behind parapet wall

CorTen steel siding*



REFERENCE PHOTO SHOWS

*CorTen is not to be penetrated by sign fasteners or electrical connections.

SIGN SPECS



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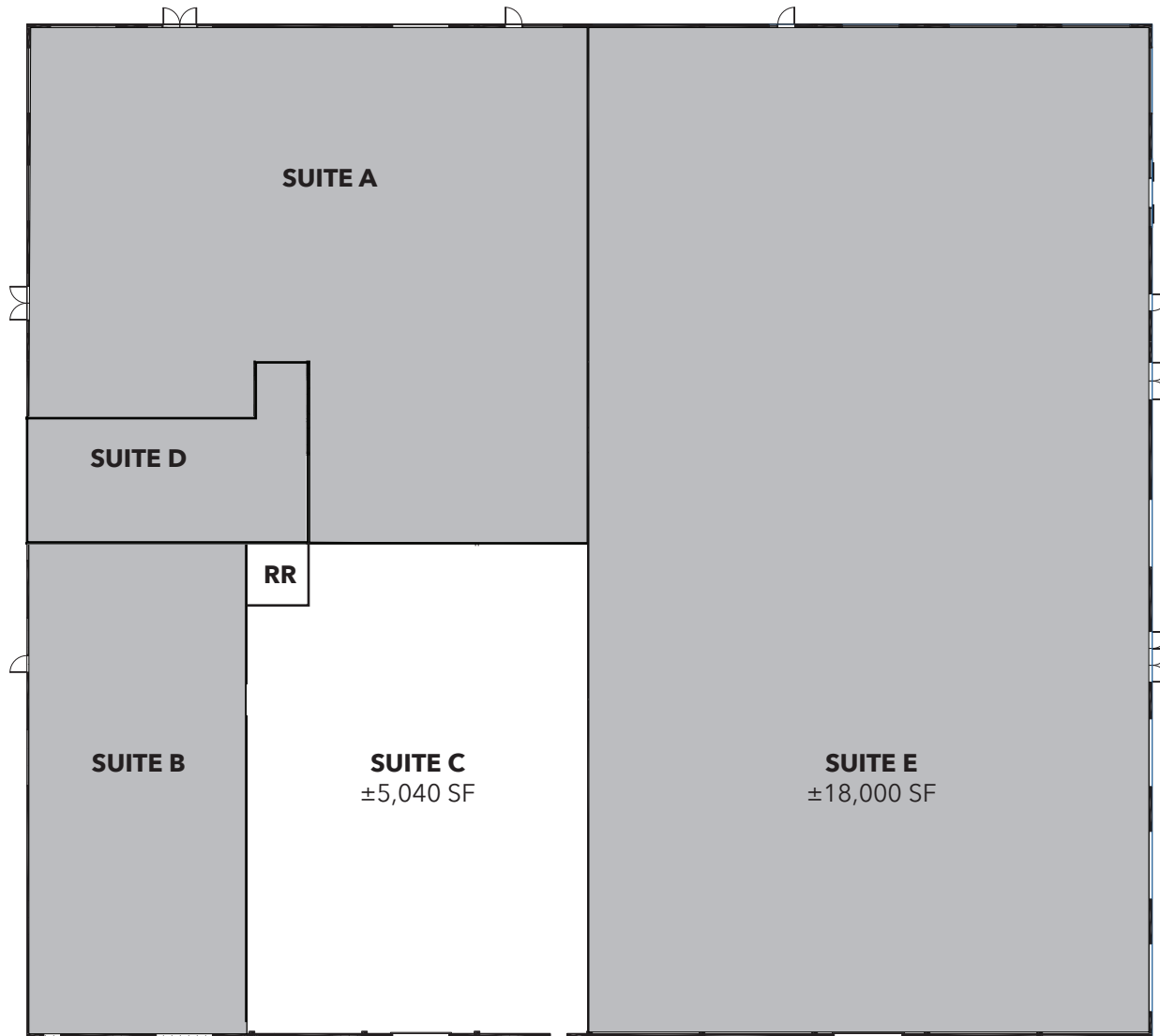


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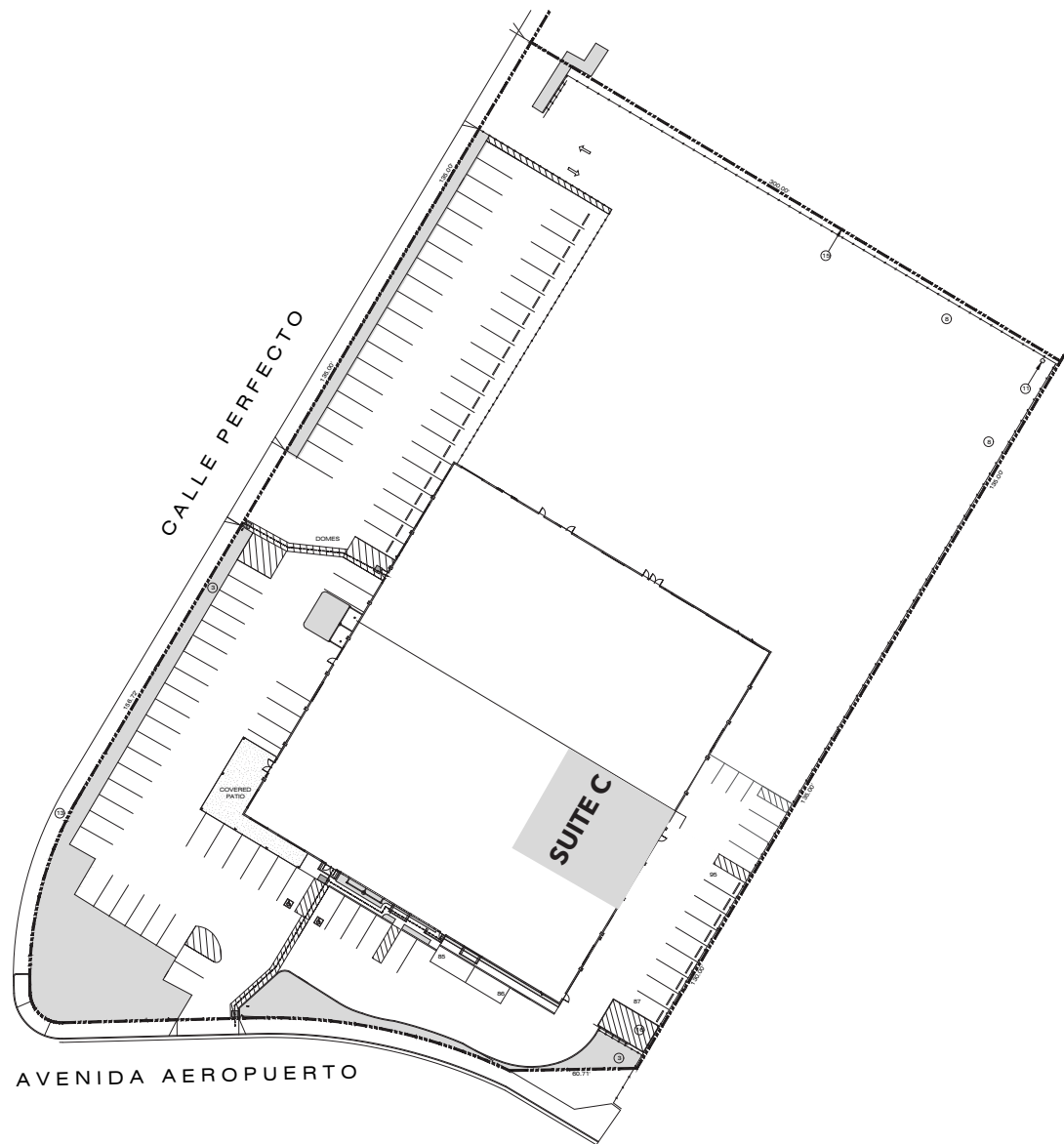


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