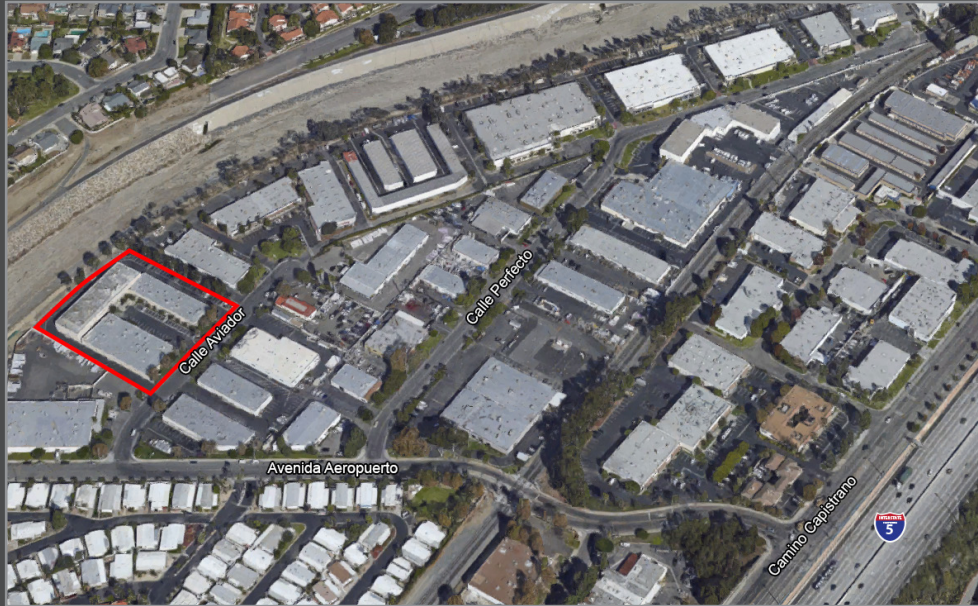


# AVAILABLE FOR LEASE

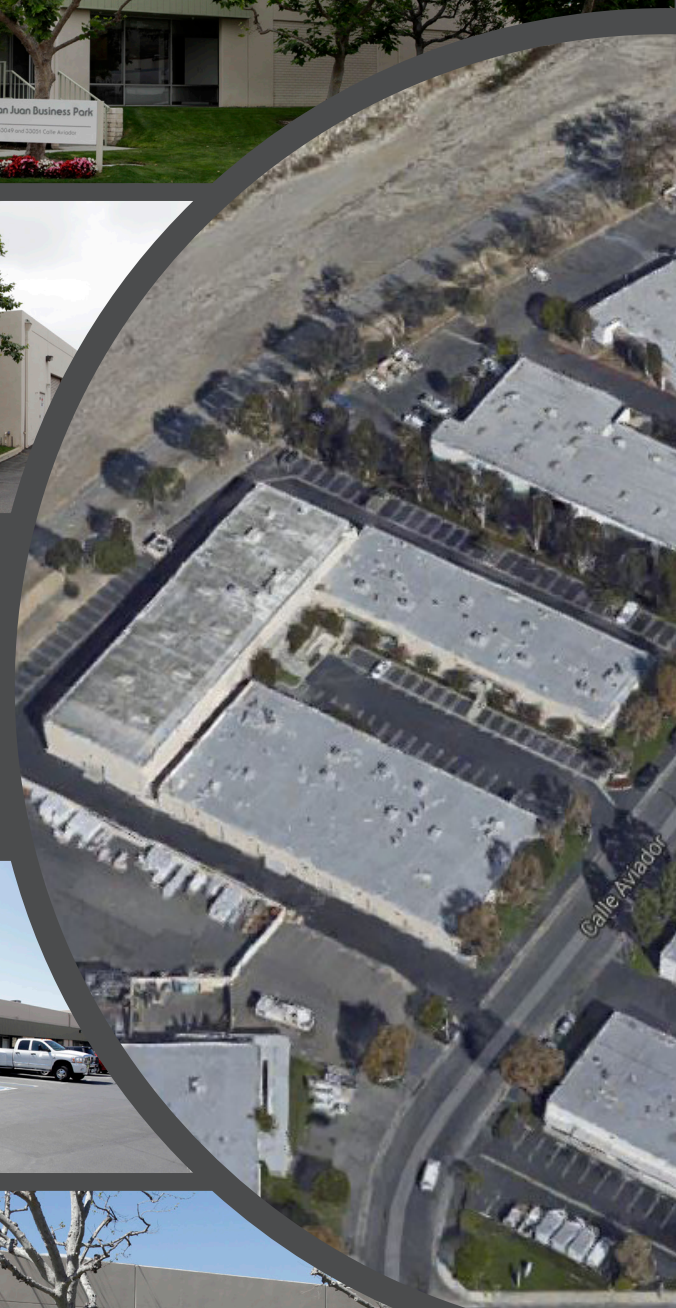


## SAN JUAN CAPISTRANO MULTI-TENANT SPACE

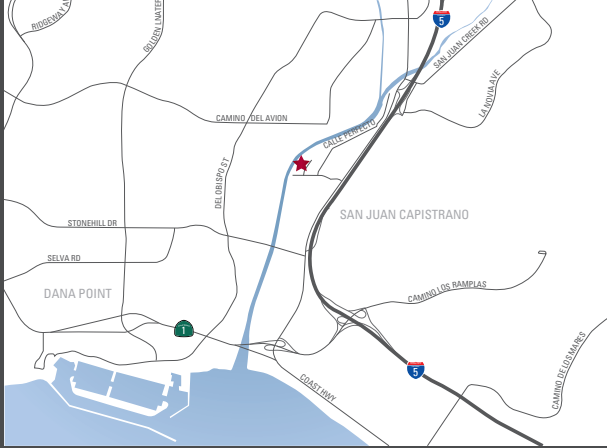


TURNER SAN JUAN  
BUSINESS PARK

33047 - 33051  
Calle Aviador  
San Juan Capistrano



# SAN JUAN CAPISTRANO MULTI-TENANT SPACE AVAILABLE FOR LEASE



## PROPERTY FEATURES:

- Office/Warehouse Units From 1,197 Sq. Ft. to 18,414 Sq. Ft.
- Prime South Orange County Location
- All Units Completely Refurbished
- Minimum Clear Height 14'
- Fire Sprinklered
- Ground Level Truck Doors
- 100 Amps 3 Phase Power
- Easy Access to 5 Freeway
- Locally Owned and Managed
- Close to Dana Point Harbor

For more information, please contact:



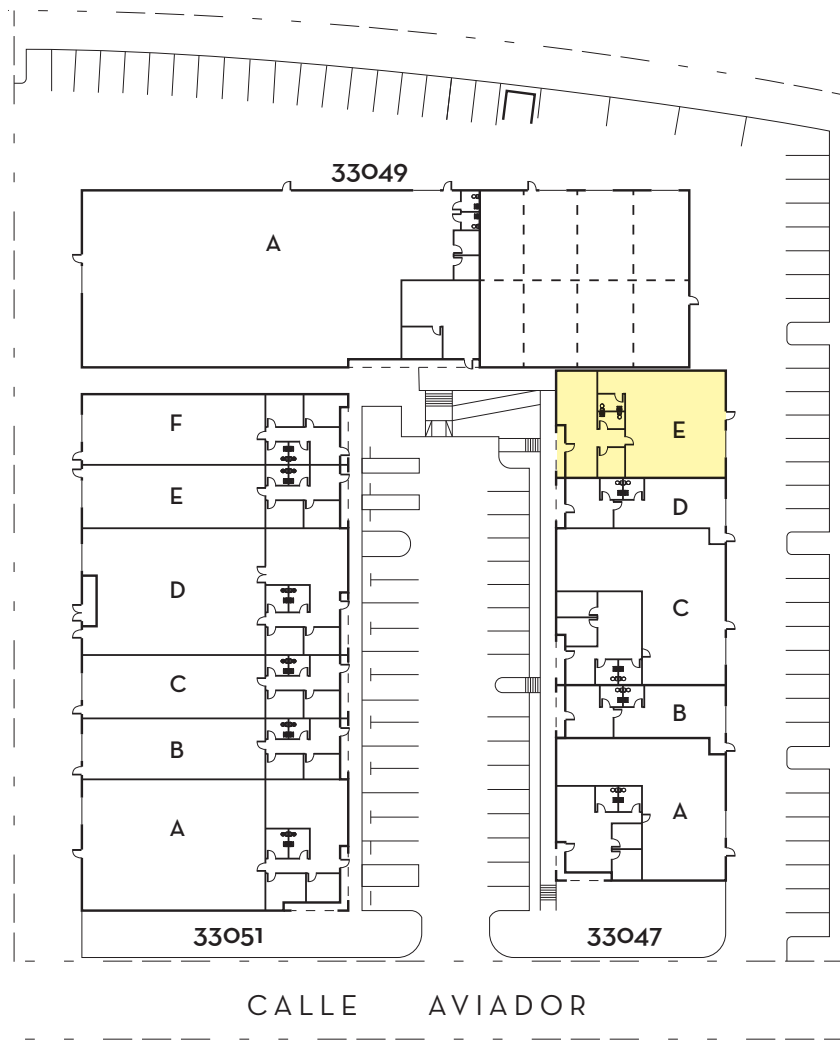
**TIM WALKER**  
cell: 949.230.7649  
timwalker@lee-associates.com  
DRE #: 01218076



**HAYDEN TOLAND**  
cell: 310.903.7821  
htoland@lee-associates.com  
DRE #: 02215762



**MILES TOLAND**  
cell: 310.903.7806  
mtoland@lee-associates.com  
DRE #: 02216740



Address	Unit	SF
33047	A	3,218
33047	B	1,197
33047	C	3,600
33047	D	1,197
33047	E	2,388
<b>Total</b>		<b>11,600</b>
33049	A	10,050
33049	B	4,690
<b>Total</b>		<b>14,740</b>
33051	A	4,539
33051	B	2,388
33051	C	2,388
33051	D	4,564
33051	E	2,388
33051	F	2,432
<b>Total</b>		<b>18,414</b>

## Current Availability - July 2021

Suite	Sq. Ft.	Rate/SF	Comments
33047 Calle Aviador, Suite E	2,388	\$1.89 NNN	January 1, 2024



**LEE & ASSOCIATES® - NEWPORT BEACH** | Corporate ID#01197433  
100 Bayview Circle, Suite 600, Newport Beach, California 92660  
☎ 949.724.1000 | 📠 949.862.9048 | [www.lee-associates.com](http://www.lee-associates.com)

Visit  
[www.turnersanjuan.com](http://www.turnersanjuan.com)

**DISCLAIMER:** The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.