

**FOR LEASE | LOS PATRONES BUSINESS PARK | PHASE II**

**28600 & 28650 AIROSO STREET, RANCHO MISSION VIEJO**

**Unit Sizes From ±1,800 - 12,922 SF**

***Voit***

REAL ESTATE SERVICES



Rancho Mission Viejo and TheoPacific Holdings, LLC have partnered to develop one of Orange County's first multi-tenant commercial-industrial business parks in over a decade. Phase 1, consisting of 99,200 SF, was completed in October 2020 and is 100% leased. Phase 2 brings two additional buildings, totaling 25,844 SF with suite sizes ranging from 1,800 – 12,922 SF, available now.

Los Patrones Business Park has positioned itself as the premier light industrial project in South Orange County. It serves the surrounding communities of Rancho Mission Viejo, Coto de Caza, Ladera Ranch, Rancho Santa Margarita, San Clemente, San Juan Capistrano and Mission Viejo. The 50-acre site, located at Los Patrones Parkway and Chiquita Canyon Drive, includes a variety of commercial, residential, medical and recreational facilities to support South Orange County's growing residential and business communities. In today's low-vacancy environment, it could not have come at a better time. If you are looking for a location that has it all, give us a call to learn more.



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## PROPERTY FEATURES:

- Available Square Footage, Totaling 20,424 SF
  - Building 1: up to 7,502 SF
  - Building 2: up to 12,922 SF
- Flexible sizing, units ranging from 1,800 – 12,922 SF
- 16' - 18' warehouse clear height
- 1,400 AMPS per bldg (200 A per bay), 3 phase 120/208V
- 4.0/1,000 parking
- Private & secure yard & loading area
- Numerous food amenities on site
- Completed 2024
- Part of larger 50 acre master plan; residential, retail, commercial project.
- Los Patrones Parkway frontage & visibility
- Easy Access to the 5 Freeway, Ortega Highway (74) & 241 Toll Road
- Located near the beautiful, new neighborhoods of Esencia (2,700 units) & Rienda (8,000+ units)



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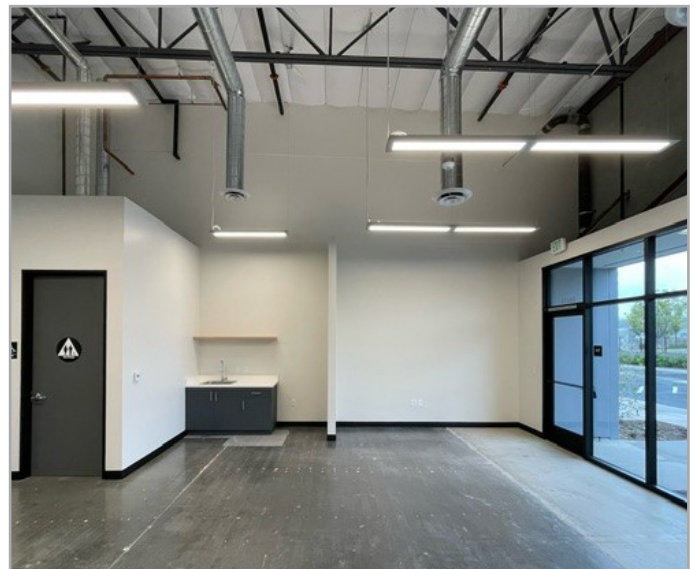
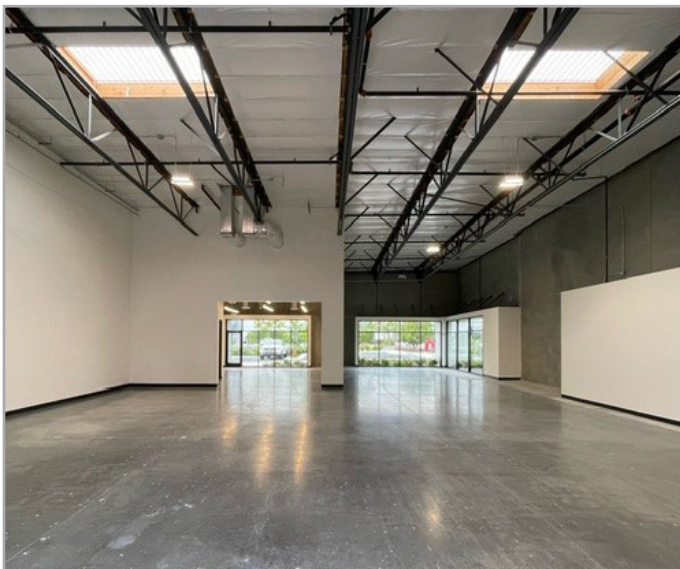
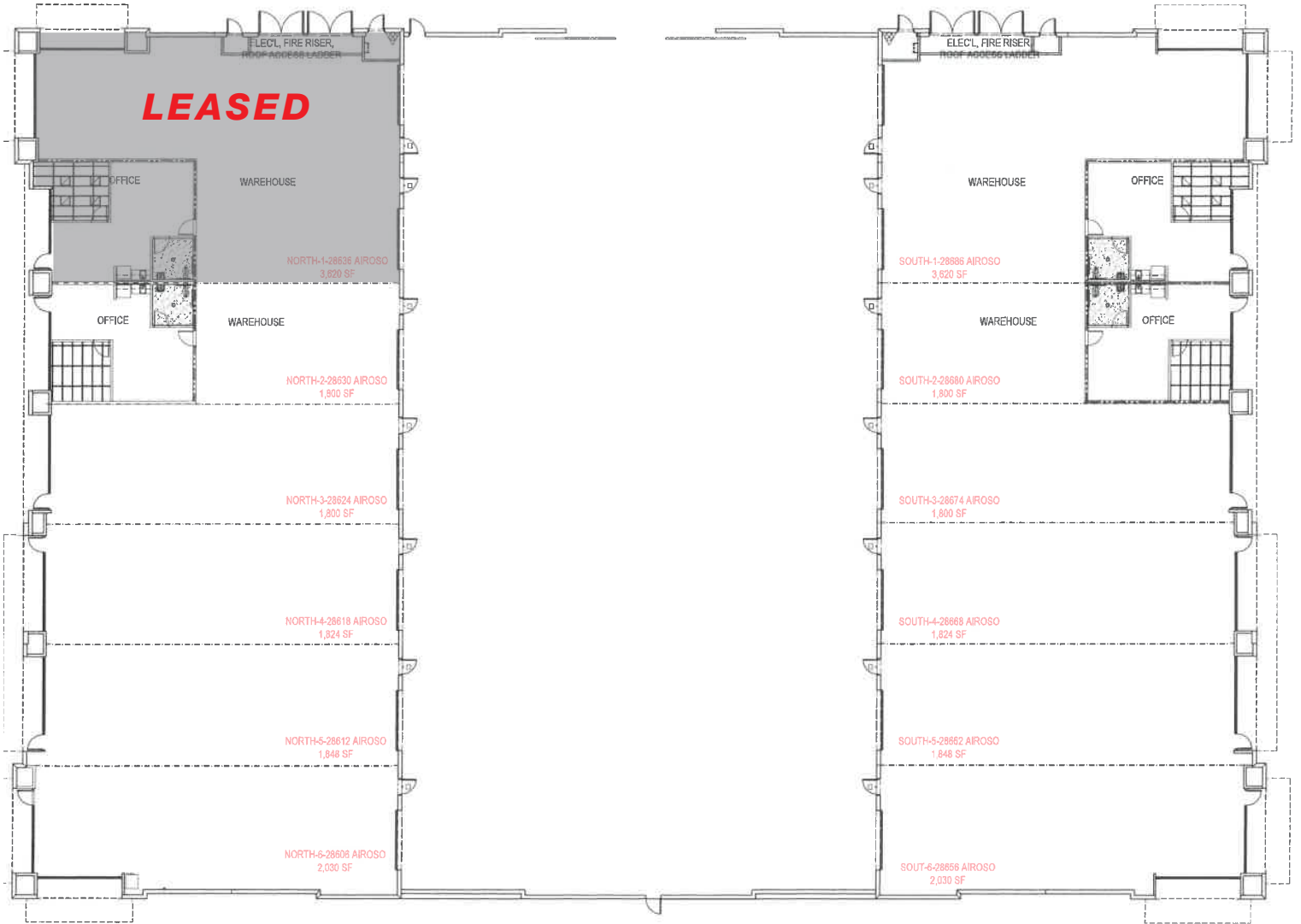
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## CURRENT AVAILABLE SUITES





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Presented By:



**RANCHO MISSION VIEJO**

**Voit**

REAL ESTATE SERVICES

**TheoPacific**  
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