



9,389 SF HIGH IMAGE FREESTANDING INDUSTRIAL/ FLEX FACILITY  
**FOR SALE** 23 BROOKLINE - BLDG D,  
 ALISO VIEJO | CA

CONTACT EXCLUSIVE LISTING AGENTS:



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**9,389 SF**  
 HIGH IMAGE  
 INDUSTRIAL/FLEX



**±17,859 SF**  
 LOT SIZE



**1999**  
 YEAR BUILT



**24'**  
 CLEAR HEIGHT



**25**  
 RESERVED PARKING  
 STALLS



**1**  
 AUTOMATIC GL DOOR  
 (10'X12')

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## PROPERTY HIGHLIGHTS

### Pristine Headquarters Facility

- 9,389 SF High Image Industrial/ Flex Facility
- 4,787 SF Highly Improved Office Space
- 17,859 SF Parcel (.41 AC)
- 25 Reserved Parking Stalls
- One (1) Automatic GL Door (10'x12')
- Clear Height: 24'
- Building Height: 30'
- Sprinklered: (.37/2,000)
- Power: 400 AMPS (120/208v) \*Verify
- Year Built: 1999
- High Bay LED Warehouse Lighting
- Epoxy Warehouse Floors
- Warehouse Skylights
- Professionally Managed Business Park

### Highly Improved Offices:

- 4,787 SF 2-Story Office Space
- 5 Private Offices
- Conference Room
- Gym/Fitness Room with Shower
- Kitchen with Kitchen Aid Appliances
- 3 Office Restrooms
- 2 Warehouse Restrooms
- Best in Class Improvements
- \$1,000,000.00 + in TI's

GLENDWOOD DR.



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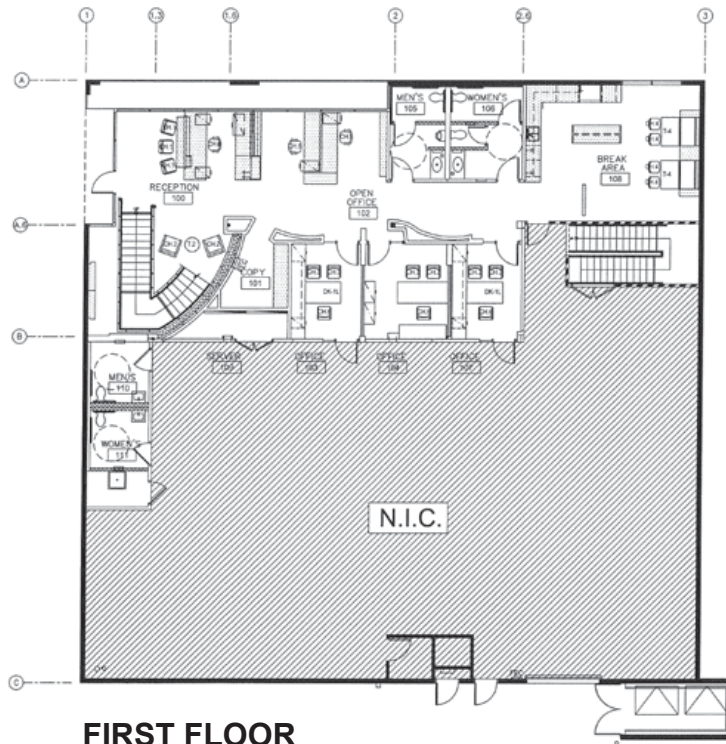


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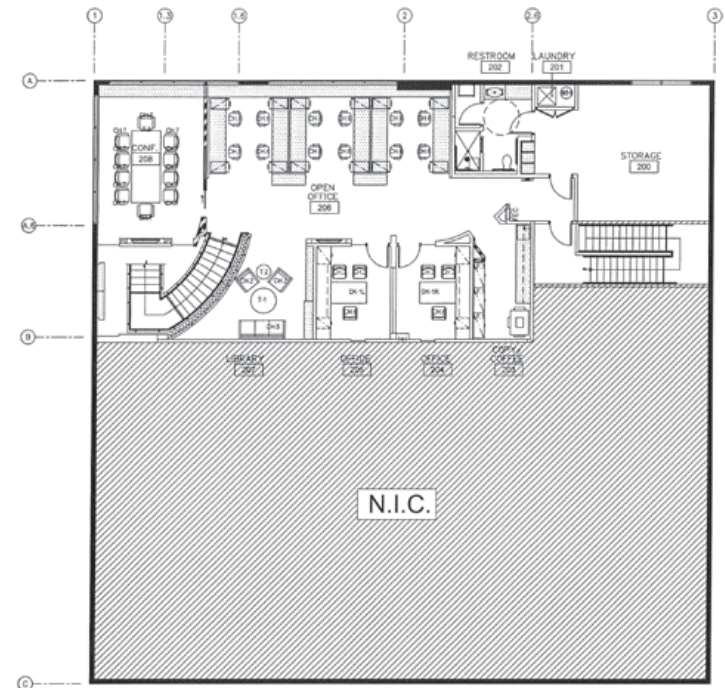


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FIRST FLOOR



2ND STORY OFFICE

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