

# FOR SALE

# 26,334 SF

Two (2) Building Project  
Bonus Mezzanine Approx. 1,500 SF



## 23720 Via Del Rio, Yorba Linda

- **19,823 SF High Image Corporate Headquarters**
- 5,781 SF of Highly Improved Office Space
- Major Street Visibility
- 1.33 Acre Parcel
- Divisible
- 100% Concrete Yard and Parking Area
- Fenced and Secured
- 24' Warehouse Clearance
- Fully Fire Sprinklered
- 400 Amps / Expandable (verify)
- 2008 "New Construction"
- 2:1 Car Parked
- Six (6) Highly Improved Restrooms
- Private Restroom and Shower in Executive Office
- Three (3) Oversized Electric Roll-Up Doors
- RV Storage Area – Clean Out – Easy Access

## 23700 Via Del Rio, Yorba Linda

- **6,511 SF Freestanding Multi-Tenant Building**
- Extensive Glass in Existing Office Area
- Four (4) Unit Multi-Tenant Building
- Each Unit 1,628 SF (50% Leased)
- Fully Fire Sprinklered
- Highly Improved Office Area
- Drive Around
- Separately Metered
- 2:1 Car Parked
- 2008 "New Construction"
- Four (4) Rear GL Roll-Up Doors
- Excellent Freeway Access



For additional information, please contact:

**Chris Migliori** 📞 | p: 714.385.1801

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CA License #00972843

D/AQ Corp. #01129558

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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