



## MISSION VIEJO COMMERCE PARK

23312-23392 Madero, Mission Viejo, CA 92691

A light-industrial complex in a serene setting offering modern units, charming landscaping, and surface parking. The nine single-story buildings were constructed in one of Orange County's largest master-planned cities, Mission Viejo. This project is amongst all the innovations and amenities and remains easily accessible for tenant convenience and enjoyment.

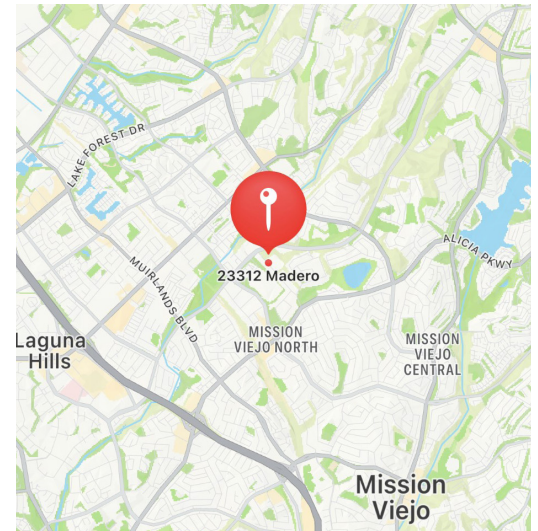
### ACCESS AND AMENITIES

Minutes off the I-5 San Diego Freeway with proximity to retail centers, parks, and dining amenities.

### FLEX PARK

Front facing office suites with expansive window lines and tucked away warehouse units with 16-foot truck doors.

### LOCATION



- Proximity to I-5 Fwy
- 4.2 Miles to Laguna Woods Golf
- Surface Parking Ratio 3:1000
- 6.4 Miles to Irvine Spectrum
- 7.5 Miles to Shops at Mission Viejo



# VALUE ORIENTED | CUSTOMER DRIVEN



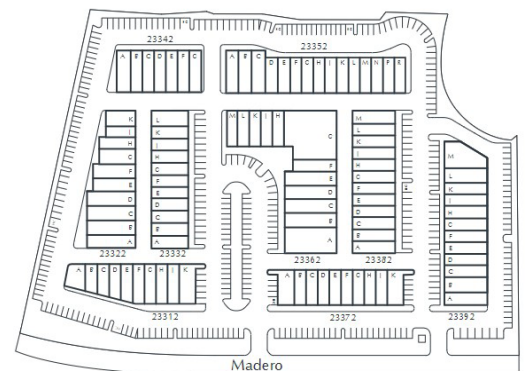
## LEASING WITH OLEN

Olen is a full service owner developer with over 50 years of management, construction and property expertise. Come to us with your needs and we'll take the steps to ensure they are met with expedience and discipline. To Learn more about current availability - reach out to our leasing director listed below.

### ELLYSSA DERRY

*Leasing Associate*  
949-719-7204  
ederry@olen.com

## SITE PLAN



Managed by Olen Properties  
www.olen.com