



# FOR LEASE

25541 Arctic Ocean Drive, Lake Forest, CA 92630

**21,297 SF Industrial Building**     **\$1.79/SF GROSS + \$.09/SF CAM**



## FEATURES

|                           |   |
|---------------------------|---|
| Available Square Footage  | 21,297  |
| Land Square Footage       | 54,280  |
| Office Square Footage     | 6,718   |
| Parking                   | 51  |
| Dimensions                | 191' x 188'                                   |
| Loading                   | 2 Dock-High Positions<br>2 Ground Level Doors |
| Minimum Ceiling Clearance | 20'   |
| Power                     | 600A, 277-480V, 3P, 4W                        |
| Sprinkler System          | Yes   |
| Construction              | Concrete Tilt-Up                              |
| Zoning                    | L1 - Light Industrial                         |

## ACCESSIBILITY

|                                       |      |
|---------------------------------------|------|
| <b>MILES TO</b>                       |      |
| John Wayne Airport                    | 12.5 |
| Long Beach Airport                    | 32.5 |
| Los Angeles & Long Beach Ports (both) | 42.4 |

**IMMEDIATE ACCESS TO**  
405, 5, and 241 Freeways

## HIGHLIGHTS

- Private Yard Area
- Excellent Dock-High Loading
- 6 Private Offices, 1 Conference Room, Bullpen, and 4 Restrooms



### MATT GINOCCHIO

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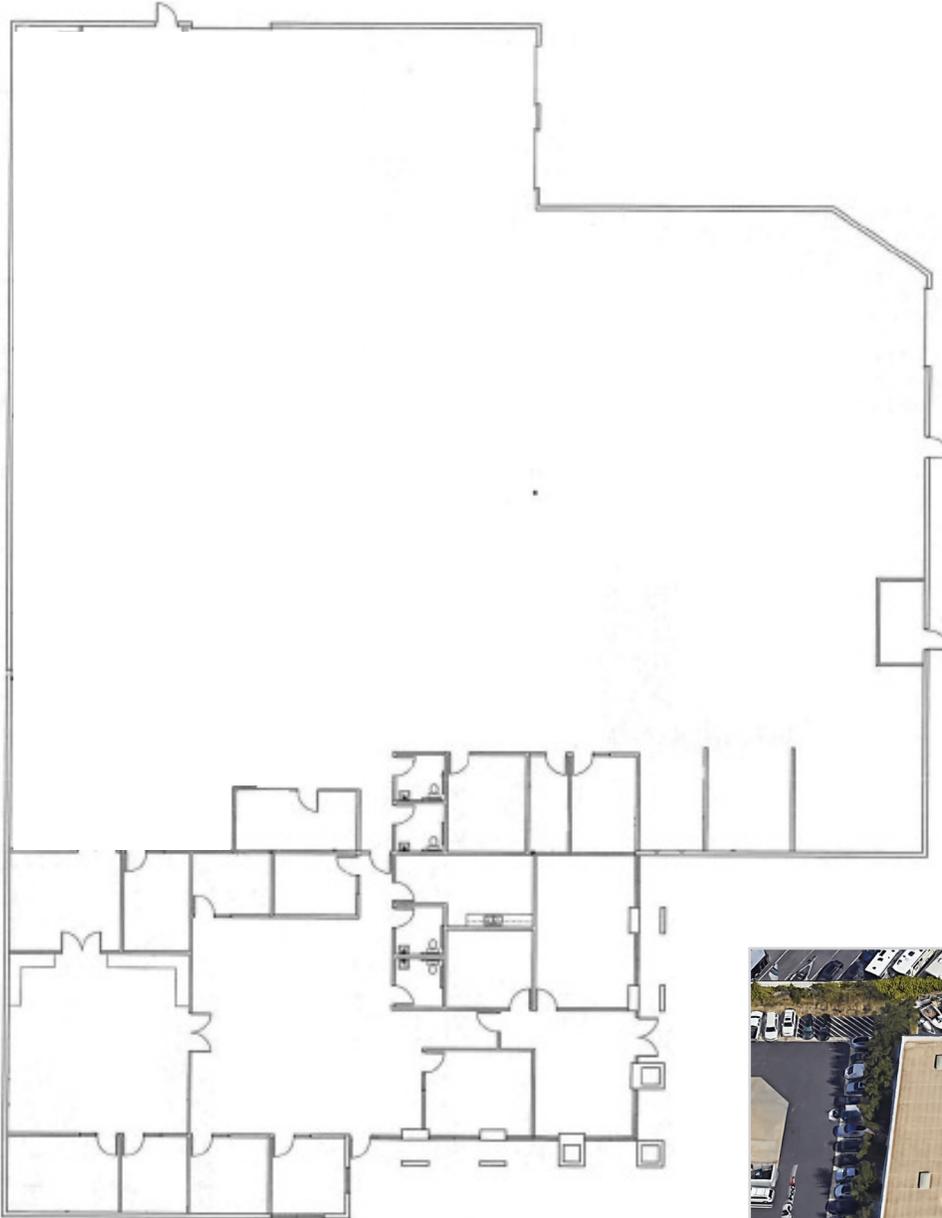
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 165 Savarona Way, Carson, California 90746  
**TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993**



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## SITE PLAN



Arctic Ocean Drive

## AERIAL



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