



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 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

MILES TO

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



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

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SITE PLAN



Arctic Ocean Drive

AERIAL



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