



FOR LEASE

25651 Atlantic Ocean Drive, Unit B1-3, Lake Forest, CA 92630

4,615 SF Industrial Unit

\$ 9,138/Month (1.98/SF) Industrial Gross



FEATURES

Available Square Footage	4,615
Land Square Footage	Part of Larger
Office Square Footage	3,655
Warehouse Square Footage	960
Loading	1 GL Door
Parking	13 Spaces
Dimensions	Verify
Power	100A, 277-480V, 3P
Sprinkler System	Yes
Year Built	1998
Construction	Concrete Tilt-up
Zoning	Light Industrial

ACCESSIBILITY

MILES TO

Long Beach Airport	32.5
John Wayne Airport	12.5
Los Angeles & Long Beach Ports	42

Immediate Access to:

405 and 5 Freeways
241 Toll Road

HIGHLIGHTS

High Image Multi-Tenant Office/Industrial Park
Excellent Rear Loading Design
Abundant Parking



MATT GINOCCHIO

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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.

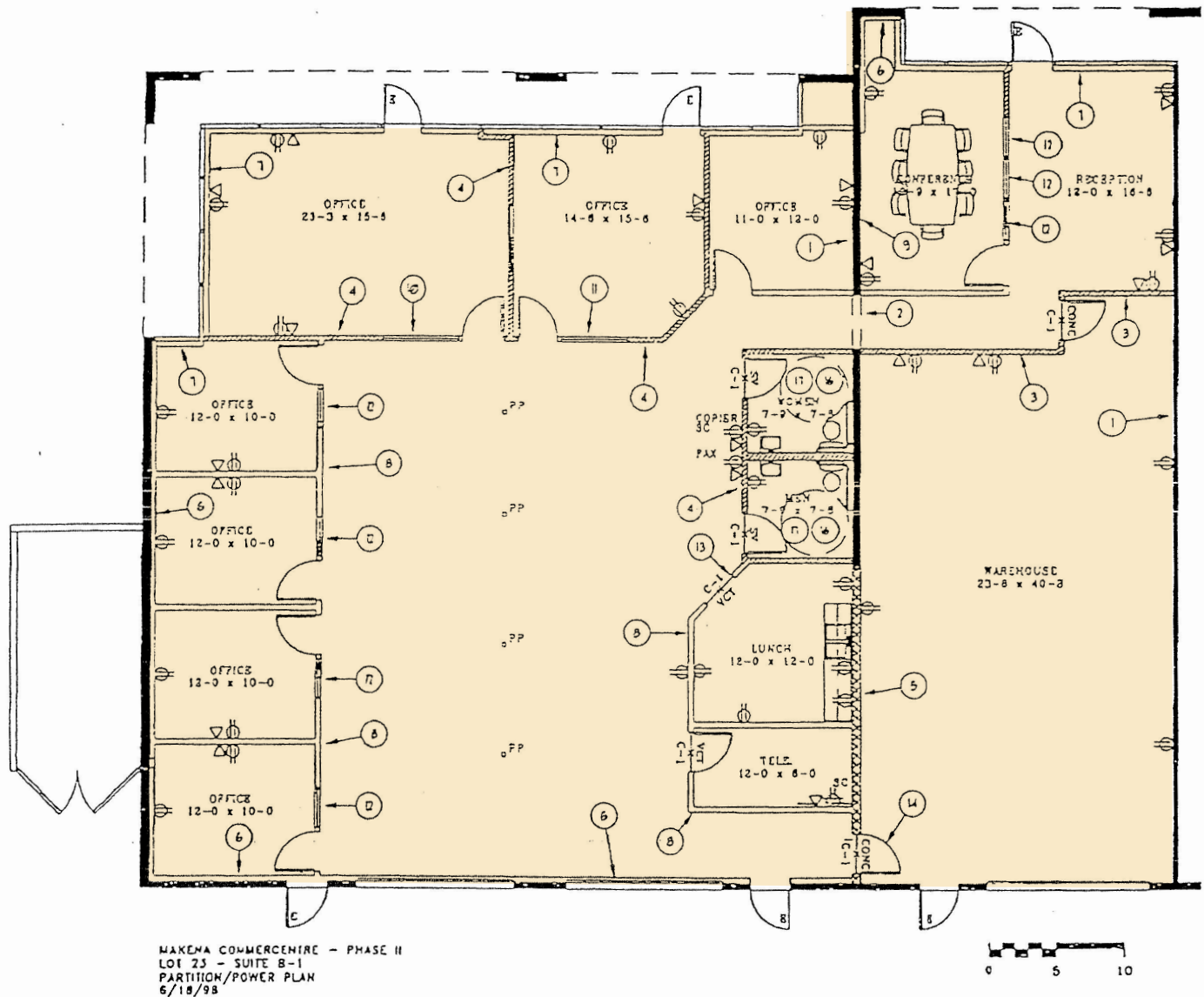
 **310.719.1585 // www.lareminc.com**
165 Savarona Way, Carson, California 90746

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