



# FOR LEASE

25691 Atlantic Ocean Drive, Unit B5, Lake Forest, CA 92630

**1,647 SF Industrial Unit**

**\$ 1.98/SF Gross**



## FEATURES

Available Square Footage	1,647
Land Square Footage	Part of Larger
Office Square Footage	610
Parking	3
Dimensions	Verify
Loading	1 Ground Level Door (12' x 12')
Min. Ceiling Clearance	14'
Power	225A, 120-240V, 3P, 4W
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  
CAM included in Base Rent




### MATT GINOCCHIO

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 310.719.1585 // [www.lareminc.com](http://www.lareminc.com)  
165 Savarona Way, Carson, California 90746

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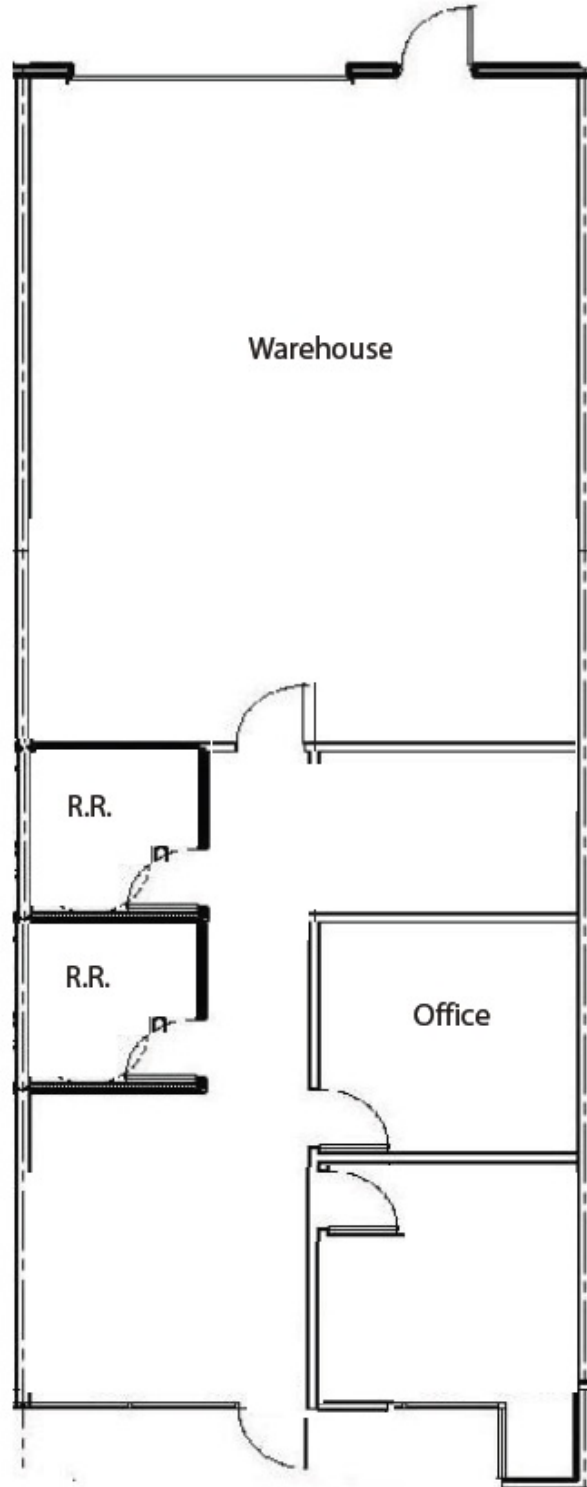
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## SITE PLAN



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