

Entire Building Available or Flexible Dead Storage Options from ±30,000-63,000 SF

19531

PAULING
Foothill Ranch



19531 | east lobby

±75,507 SF

For
Sublease

CBRE

PROPERTY FEATURES



High-Image Industrial
Distribution Building



±75,507 SF with
±12,000 of Single-Story
Office



Part of a Larger
±111,384 SF Building



Four (4) Ground Level
Doors



Five (5) Dock High
Doors



±30' Minimum
Warehouse Clearance



2.5:1,000 Parking Ratio



ESFR Sprinkler System



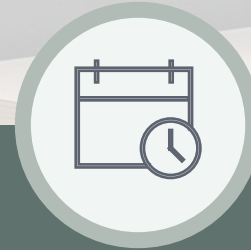
±800 Amps, 277/480
Volt, 3-Phase power
panel (Verify)



Immediate access to
the 241 Transportation
Corridor



Close proximity to
many retail amenities



Sublease through
June 30, 2027



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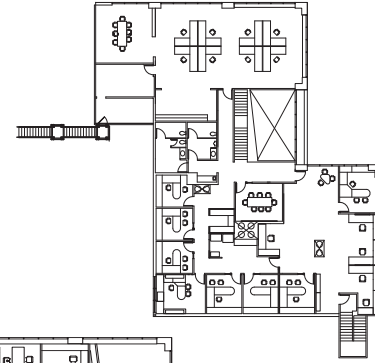
FLOOR PLAN

WAREHOUSE SIZE OPTIONS

FIRST FLOOR



SECOND FLOOR





FIRE DEPT. CONN.
TEST HEADER

FIRE PUMP
ROOM

FIRE
PULL STATION



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