



**±20,242 SF AVAILABLE FOR LEASE**

## **LAKE FOREST BUSINESS CENTER**

**INDUSTRIAL/FLEX WAREHOUSE AVAILABLE**

20492 Crescent Bay Drive, Unit 100 | Lake Forest, CA





## Property Highlights

- **±20,242 SF Industrial/Flex Building**
- **±8,442 SF of Two (2) Story Office**
- **Two (2) Ground Level Doors**
- **Two (2) Dock High Doors**
- **±21-23' Warehouse Clearance**
- **.33/3,000 Fire Sprinkler Density**
- **Power: 400 Amps @ 120/208v (Tenant to Verify)**
- **Abundance of Free Surface Parking**
- **\$25,000 Broker Bonus (Minimum 5 Year term signed by 3/31/25)**



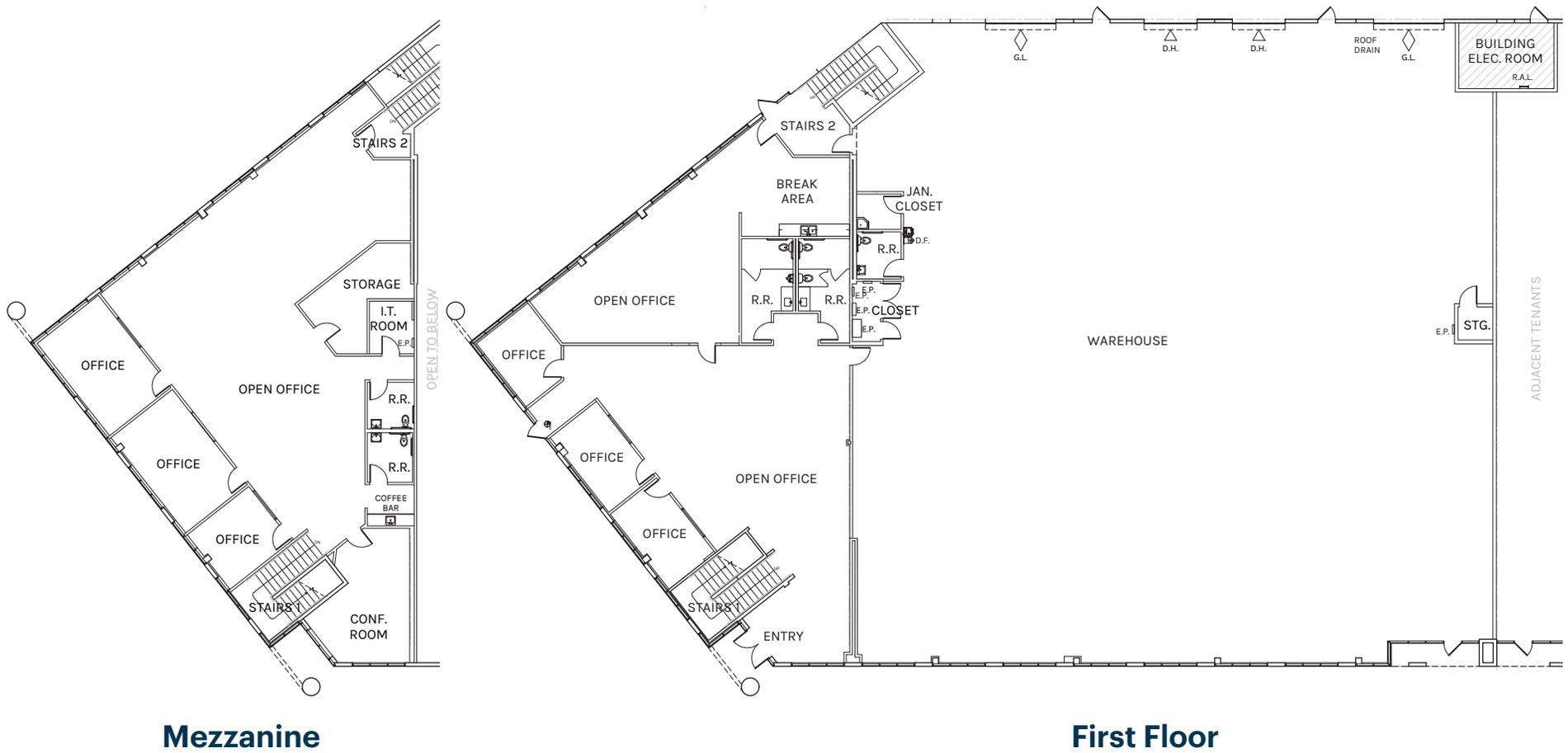


**WAREHOUSE**  
±11,800 SF

**OFFICE**  
±8,442 SF

**TOTAL**  
±20,242 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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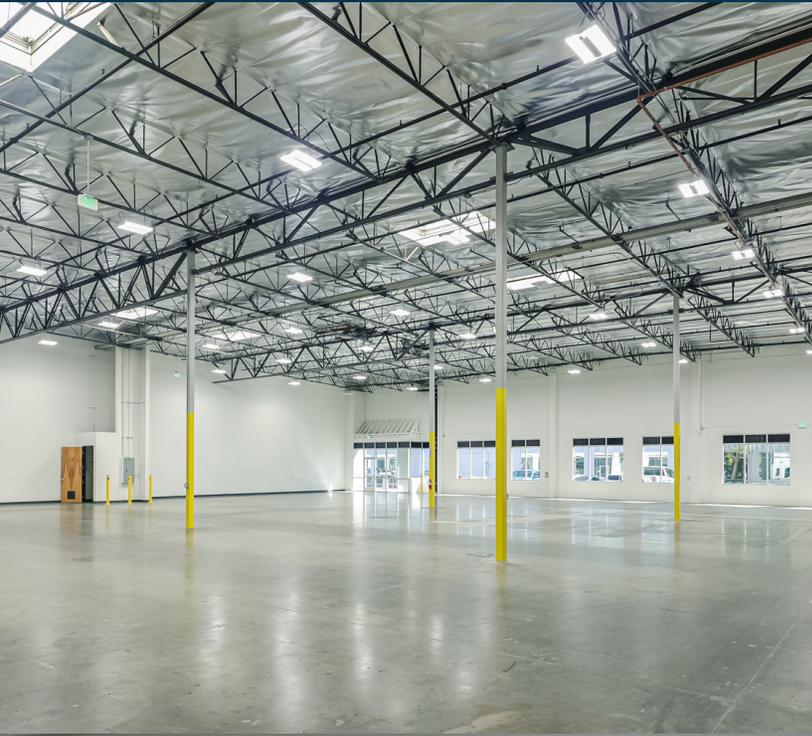


### Project Highlights

- High Image Business Park
- Located between 241 Toll Road & 5/405 Freeways
- Easy Access to Numerous Retail Amenities
- Large Truck Court with Excellent Circulation
- Professionally Owned and Managed









**Rexford  
Industrial**

## Leasing Contacts

**JEFF CARR**  
Senior Vice President  
949.725.8631  
jeff.carr@cbre.com  
LIC # 01009600

**BRIAN COLE**  
Senior Vice President  
949.725.8610  
brian.cole@cbre.com  
LIC # 01770986

**JONATHAN CARR**  
Associate  
949.725.8418  
jonathan.carr@cbre.com  
LIC # 02217785

# CBRE

**CBRE**  
18575 Jamboree, Suite 600  
Irvine, CA 92612

949.725.8500  
cbre.com

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