

FOR SALE

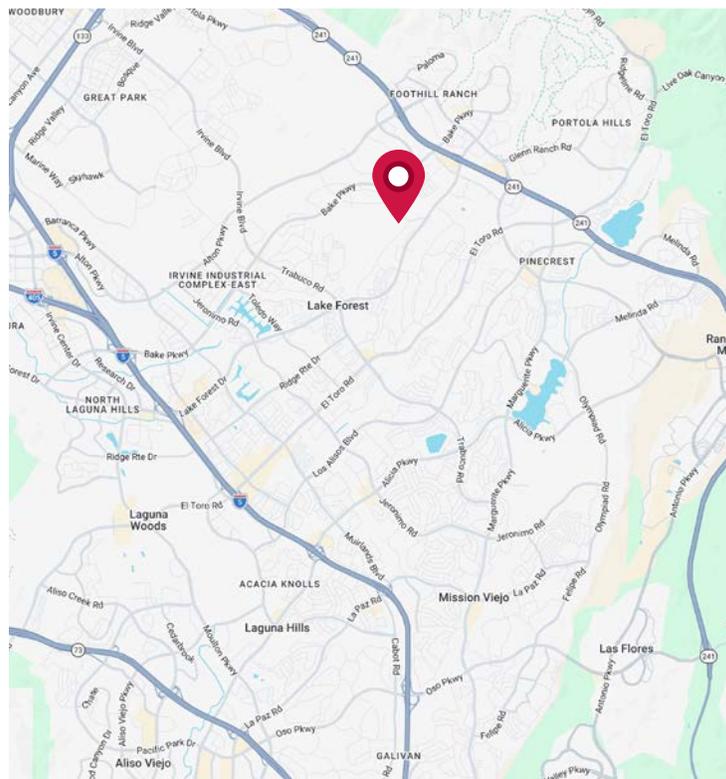
20742 LINEAR LANE, LAKE FOREST

±11,520 SF FREESTANDING INDUSTRIAL BUILDING



PROPERTY FEATURES

- ±11,520 SF Freestanding Industrial Building
- ±2,195 SF of Office
- 3 Ground Level Doors
- 18' Clear Height
- 800 Amps (Verify)
- 3:1000 Parking Ratio
- Sprinklers - 0.33gpm/3,000 SF
- Private Fenced Yard
- Year Built: 1988
- No Association
- **Asking Price: \$5,472,000 (\$475 PSF)**
- **DO NOT DISTURB TENANT**



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COMMERCIAL REAL ESTATE SERVICES

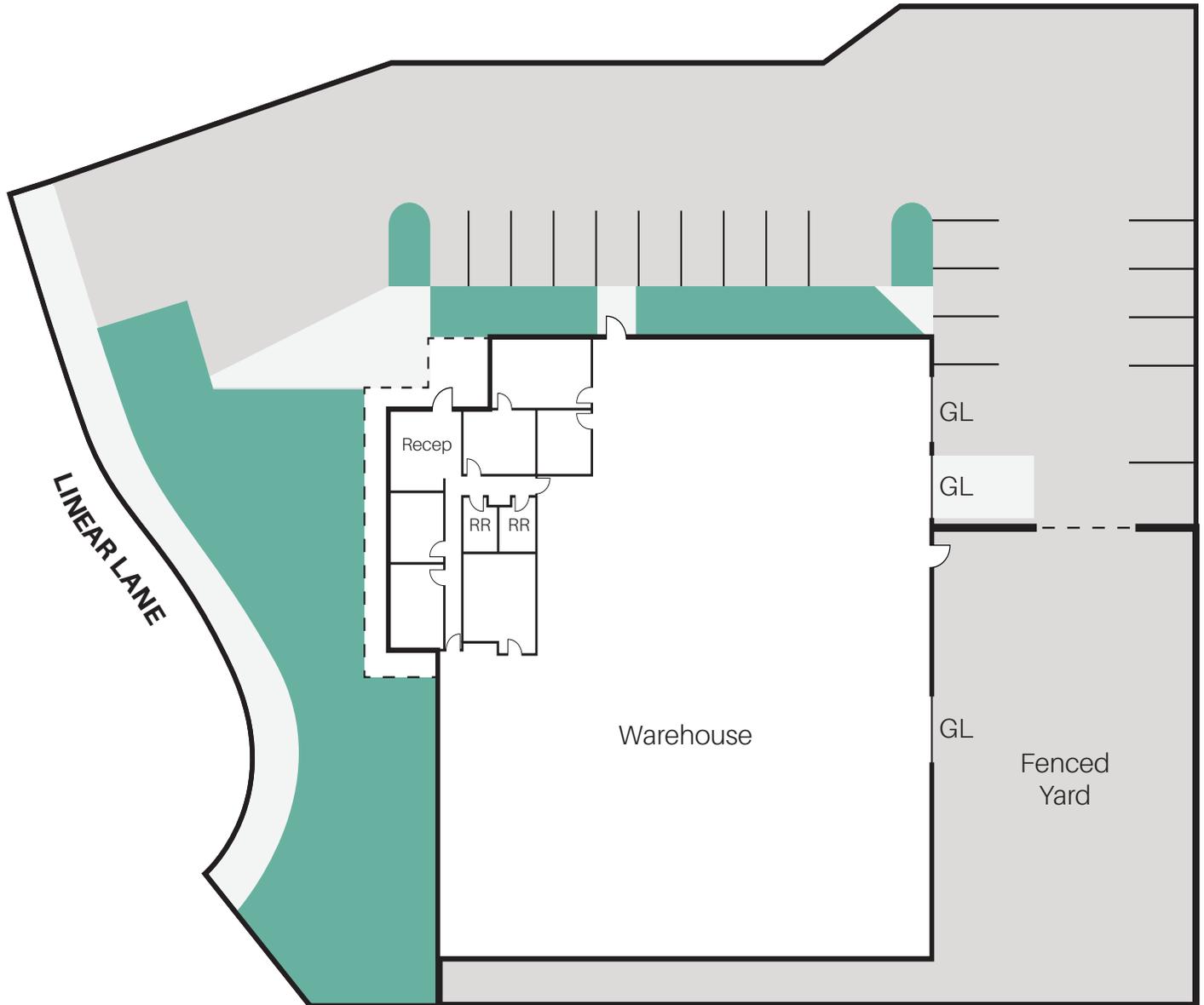
ORANGE COUNTY INDUSTRIAL

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SITE PLAN



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