

25121

ARCTIC OCEAN

LAKE FOREST

±31,076 SF LOT FOR SALE OR LEASE

INCLUDES FULLY PERMITTED PLANS FOR A
FREE-STANDING ±11,640 SF INDUSTRIAL BUILDING ON .71 ACRES



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AREA MAP



LAKE FOREST DRIVE

PORTOLA PARKWAY

BAKE PARKWAY

ALTON PARKWAY



25121
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LAKE FOREST



FOOTHILL
TOWNE CENTRE



POTENTIAL PROPERTY FEATURES



±11,640 SF Free Standing Building



Large Private Yard



400 AMPS of Power



±3,720 SF of Two-Story Office



Two (2) Ground Level Doors



±22' Warehouse Clearance



Fully Sprinklered



±2.5:1,000 Parking Ratio



Easy Access to the Foothill Corridor (241) and the 5 and 405 Freeways



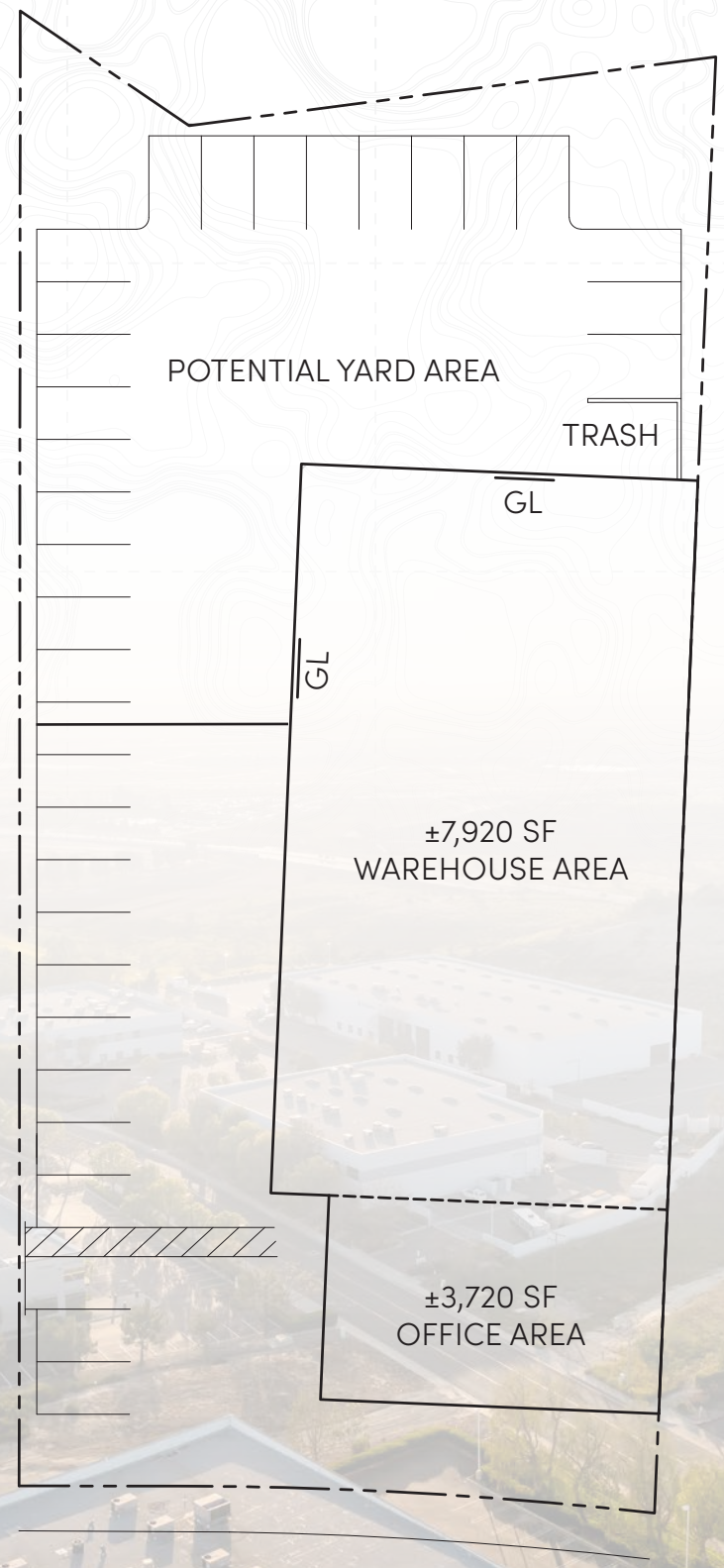
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ARCTIC OCEAN DRIVE



POTENTIAL SITE PLAN





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