

FOR SALE OR LEASE 46,200 SF/3,300 SF OFFICE 25131 ARCTIC OCEAN, DRIVE LAKE FOREST 3,200 AMPS / **EXPAND TO 4,000 AMPS**



FEATURING

- Divisible, 2nd entrance & lobby
- Zoning HT-High Technology
- Permitted Uses
 - R&D
 - Light Manufacturing of high-tech products
 - Corporate Offices and Admin Support
 - Data Centers and Clean rooms
 - Ancillary uses (cafeterias, on-site daycare)
- 2.85 acre site, Built 1998, CTU construction
- 3,200 Amps / **Expand to 4,000 Amps** 277/480v
- 24' clear, 5-GL Doors
- 2 Gated Yards, Drive thru building possible
- Sprinkler .45 gpm/3,000 sf 1,940 gpm

FOR ADDITIONAL INFORMATION

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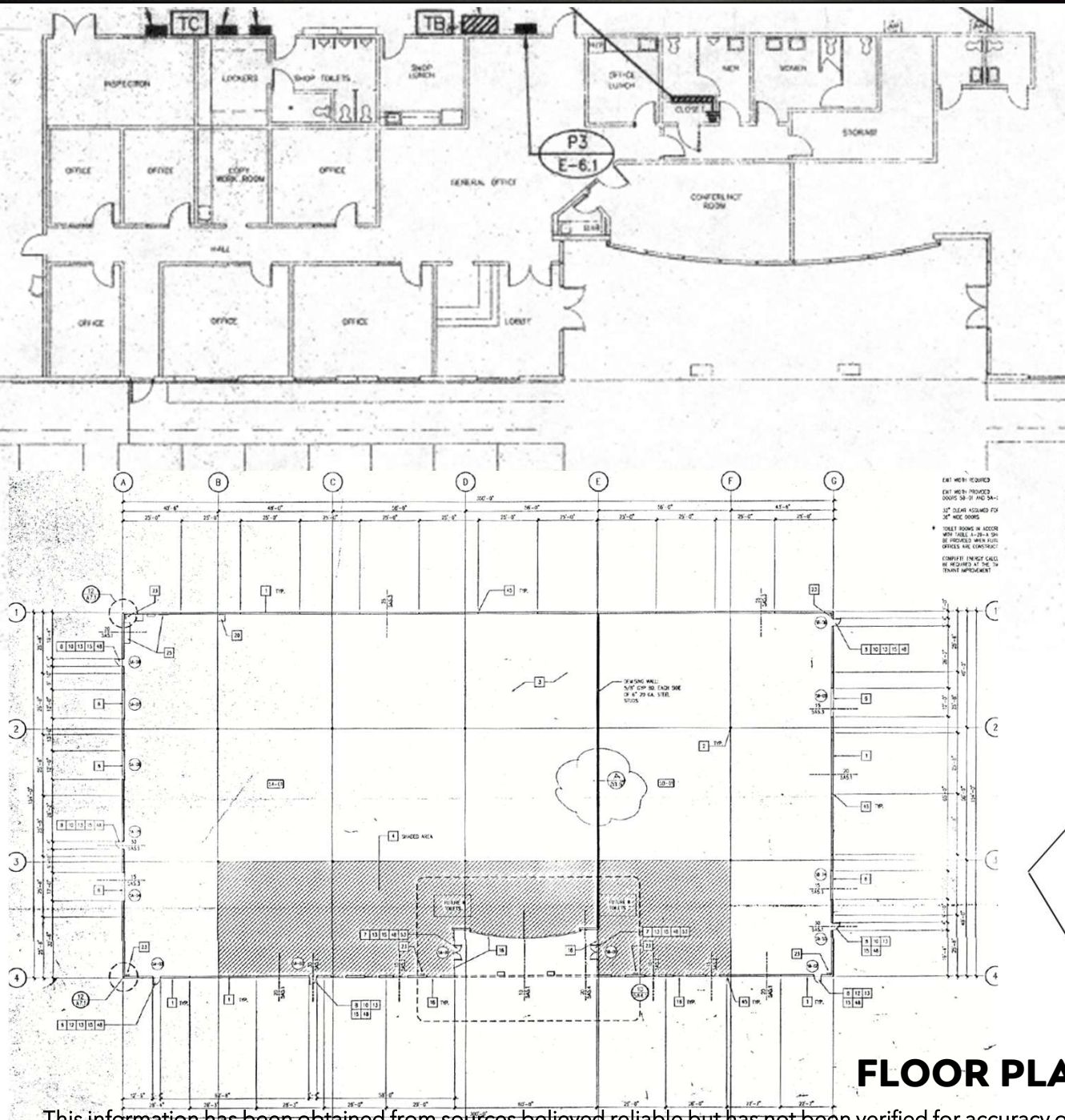
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COMMERCIAL REAL ESTATE INNOVATION SINCE 1985



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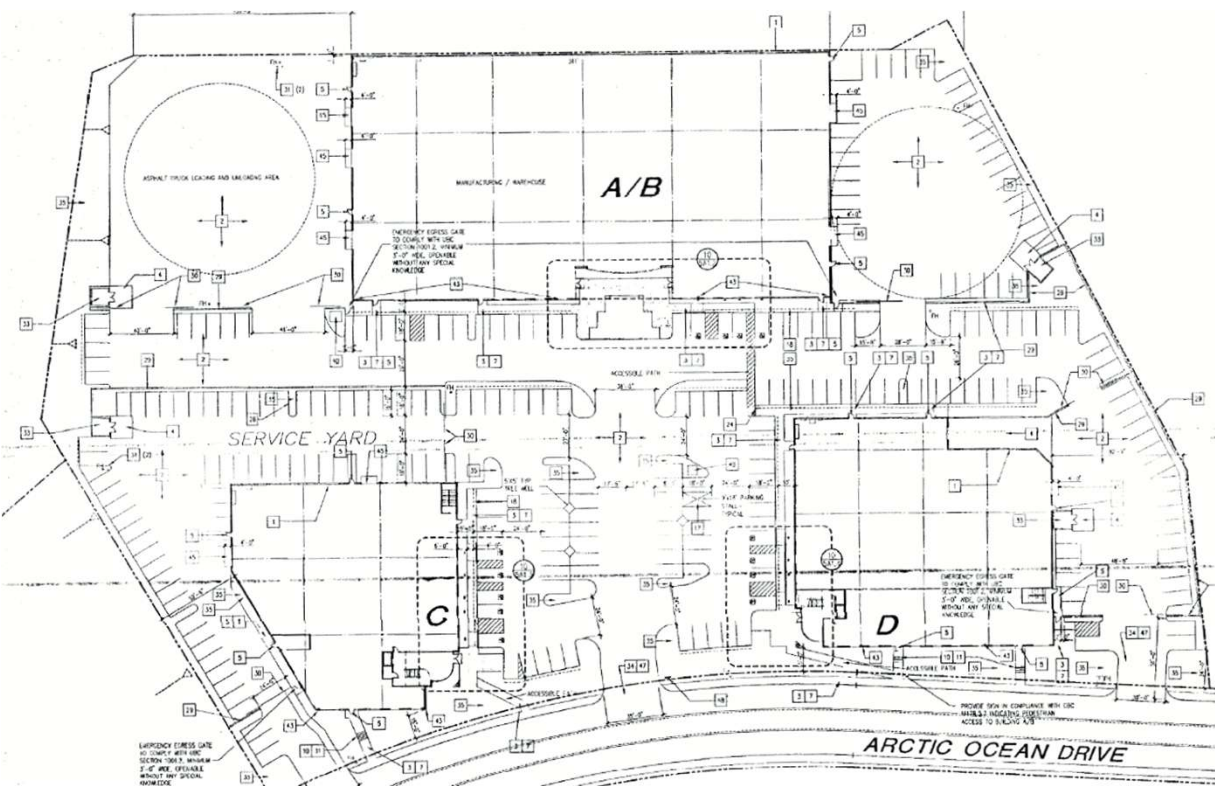


FLOOR PLAN

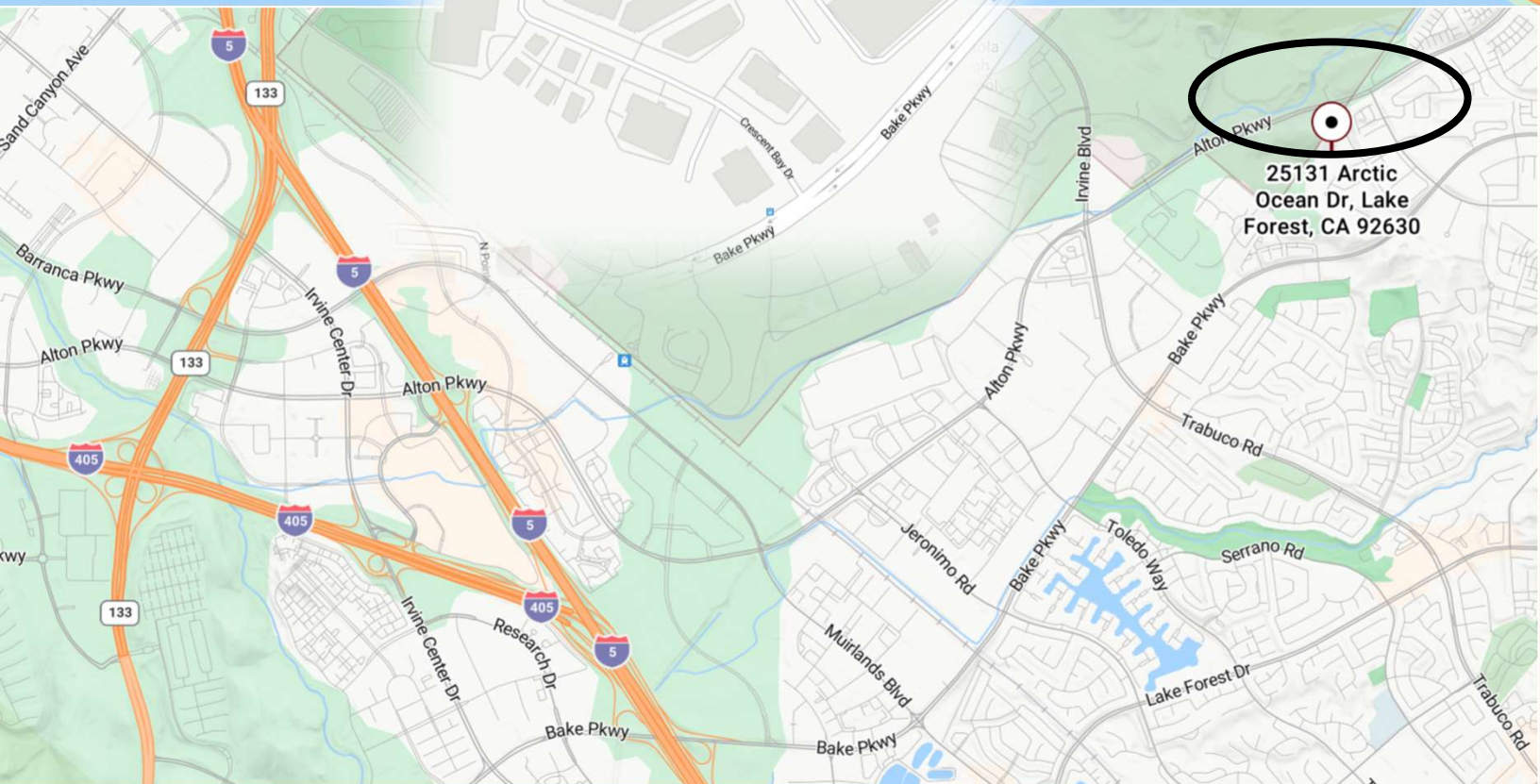
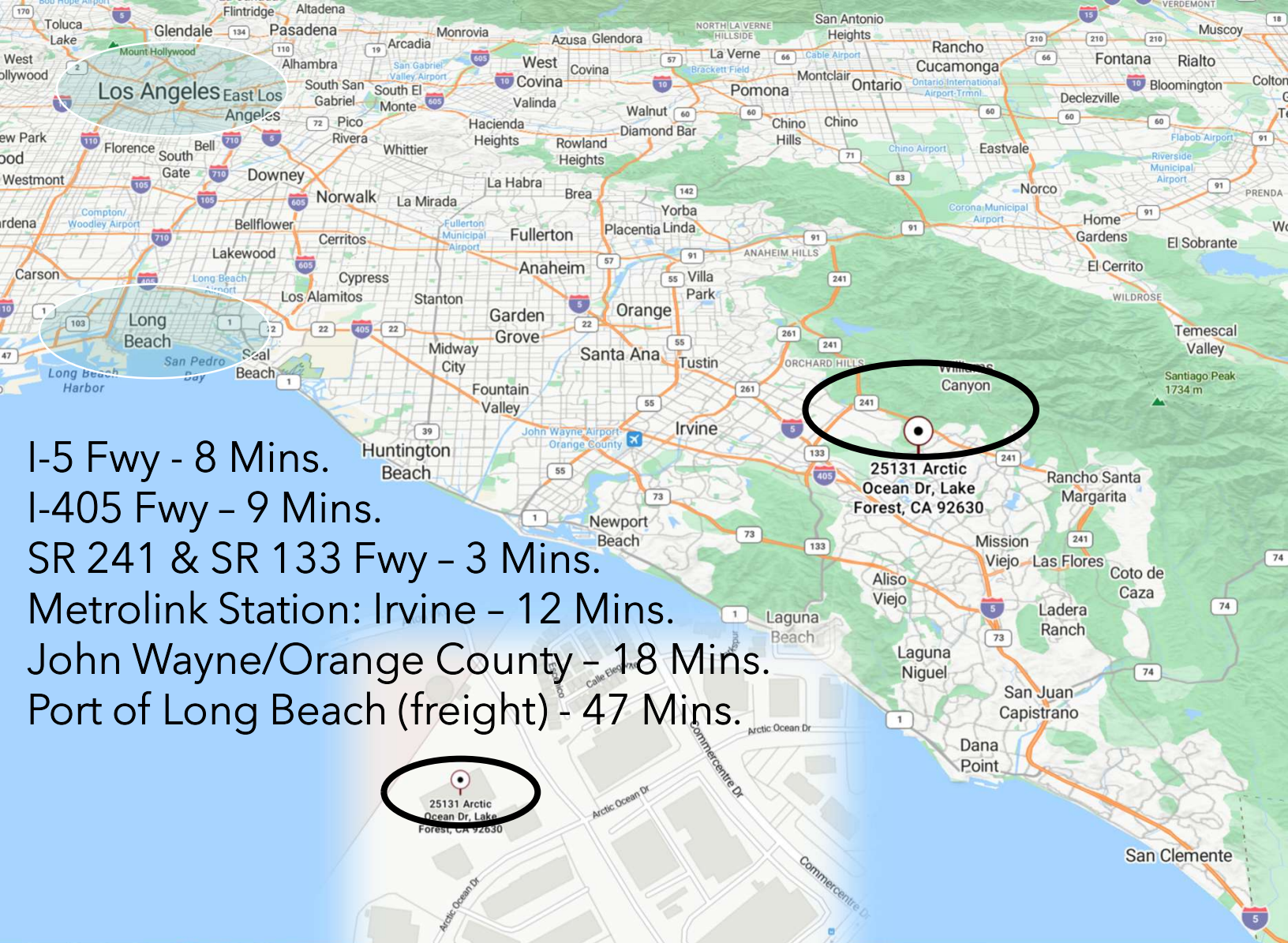
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AERIAL / SITE PLAN



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