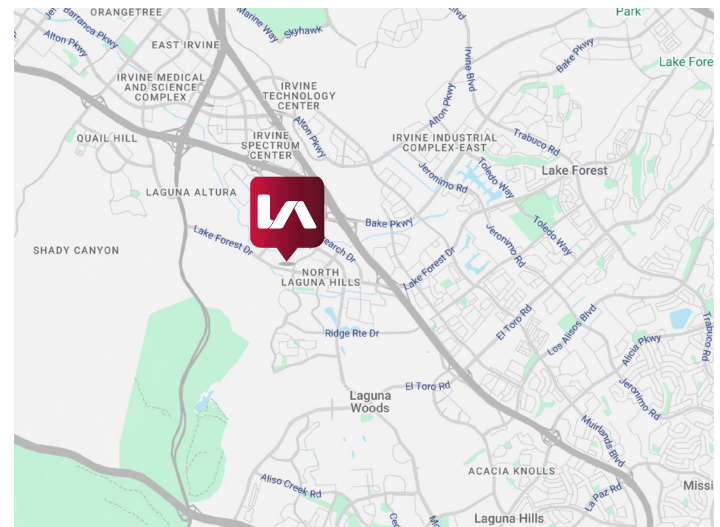




PROPERTY FEATURES

- ±4,614 SF Flex/Industrial Building
- ±3,676 SF of Office
- 22' Ceiling Height
- 200 amps
- 1 GL Door
- ESFR Sprinklered
- Major Street Frontage on Lake Forest Drive
- Easy Access to the 5, 405, and 133 Freeways



For More Information, Contact:

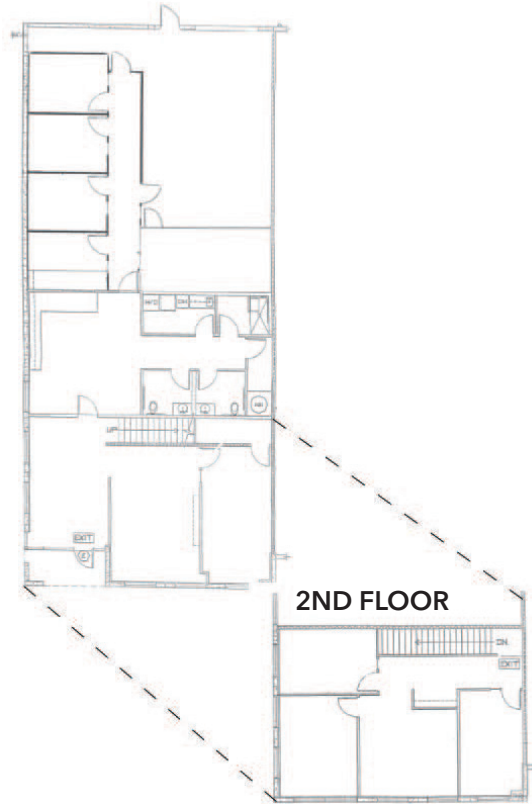
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FLOORPLAN

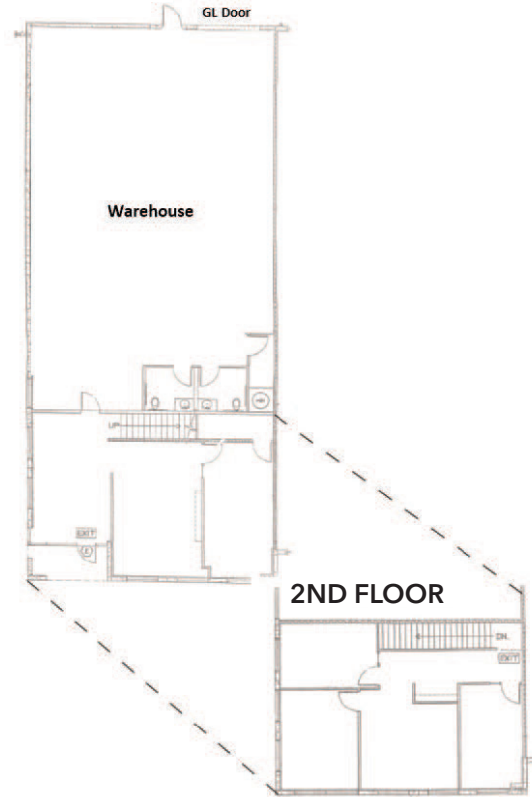
1ST FLOOR



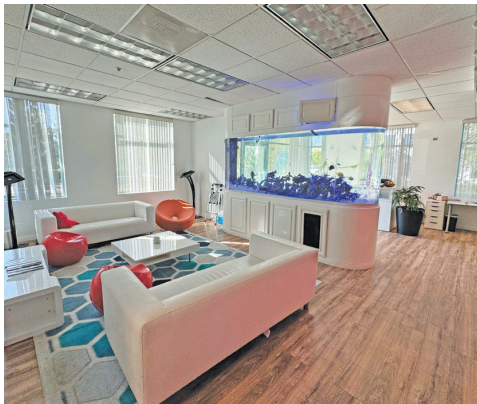
2ND FLOOR

HYPOTHETICAL FLOORPLAN

1ST FLOOR



2ND FLOOR



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