

**AVAILABLE FOR SUBLEASE**

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**25200 COMMERCECENTRE**

**LAKE FOREST, CA**

**84,030 SF AVAILABLE**

High Image Industrial / MFG / HQ

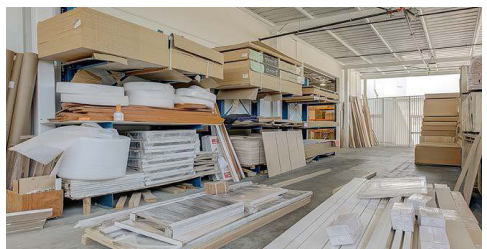
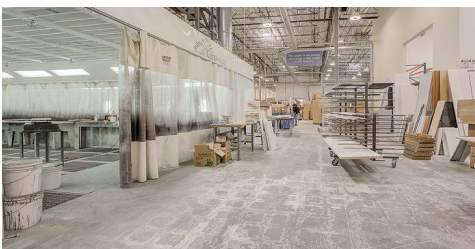
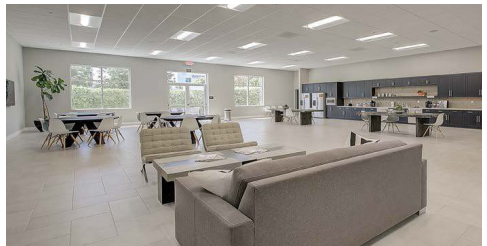




# PROPERTY SPECS

- ✓ ±84,030 SF freestanding building
- ✓ ±30,000 SF of single-story office/showroom with modern finishes constructed in 2017
- ✓ Six (6) ground-level doors and two (2) DH doors
- ✓ ±24' minimum clearance
- ✓ Lease Expiration 4/30/2029
- ✓ ±184 parking stalls (2.2/1,000 ratio)
- ✓ Fully fire sprinklered
- ✓ 4,000 amps @ 277/480 volt power panel
- ✓ ±4.55 acre site featuring 4 ingress/egress points and drivearound capability
- ✓ Fully renovated in 2017, featuring all new office improvements, new HVAC, new mechanical etc. (like new conditions)

# EXTERIOR / INTERIOR PROPERTY PHOTOS





# FOR SUBLEASE

PROPERTY

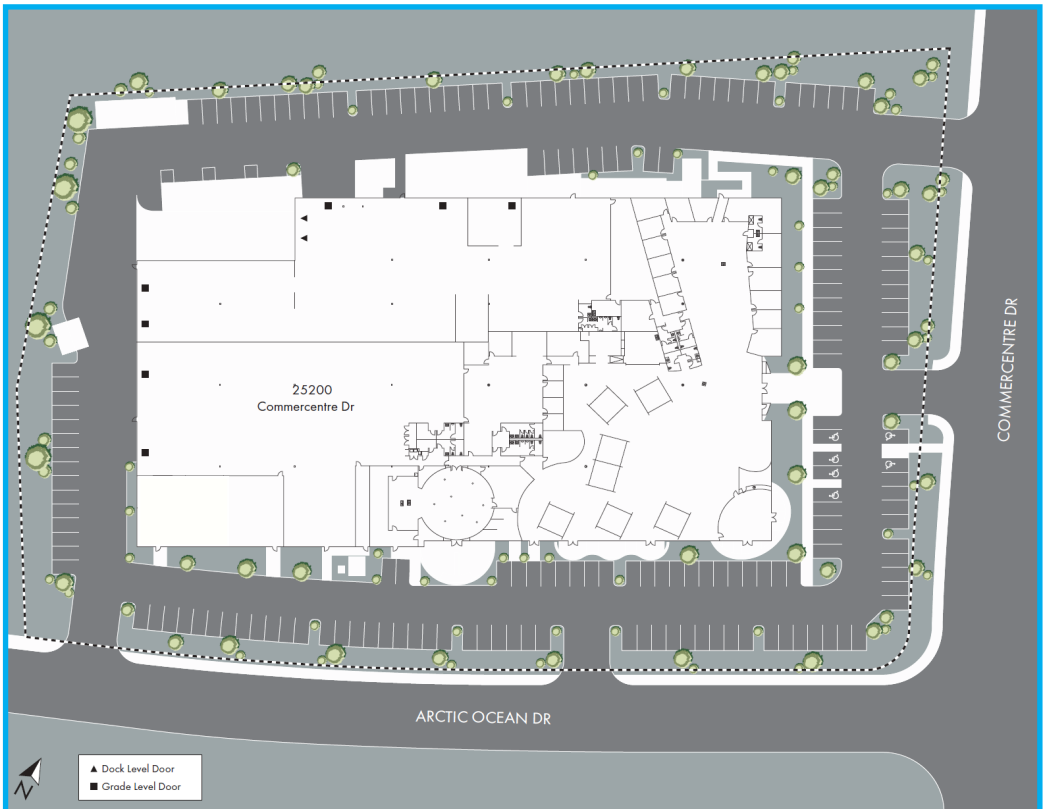
## SITE PLAN

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