



±6,219 SF AVAILABLE FOR LEASE

LAKE FOREST BUSINESS CENTER

INDUSTRIAL/FLEX WAREHOUSE AVAILABLE

20472 Crescent Bay Drive, Unit 102 | Lake Forest, CA



Property Highlights

- **±6,219 SF Space**
- **±3,051 SF of Two (2) Story Office**
- **One (1) Ground Level Door**
- **±20' Warehouse Clearance**
- **.33/3,000 Fire Sprinkler Density**
- **Power: 200 Amps (Tenant to Verify)**
- **±2:1,000 Parking Ratio**



LAKE FOREST BUSINESS CENTER



Rexford
Industrial

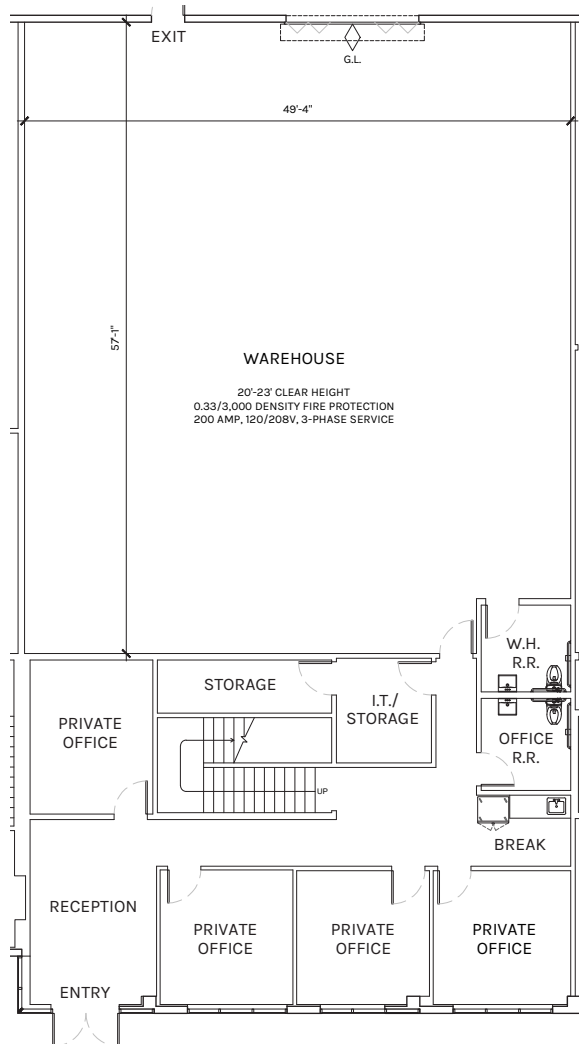


WAREHOUSE
±3,168 SF

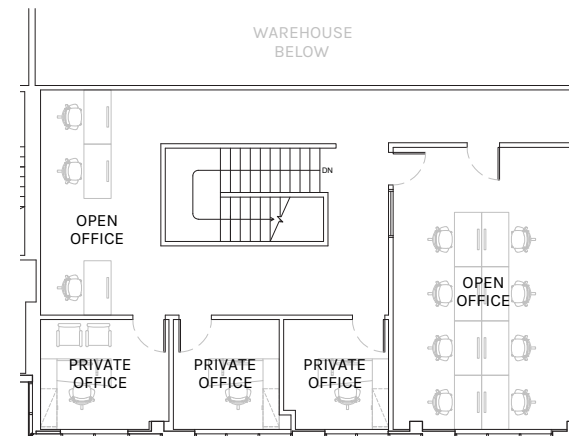
OFFICE
±3,051 SF

TOTAL
±6,219 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



First Floor



Second Floor Office

WAREHOUSE
±3,168 SF

OFFICE
±3,051 SF

TOTAL
±6,219 SF

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Project Highlights

- High Image Business Park
- Located between 241 Toll Road & 5/405 Freeways
- Easy Access to Numerous Retail Amenities
- Large Truck Court with Excellent Circulation
- Professionally Owned and Managed





**Rexford
Industrial**

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