



22582 SHANNON CIRCLE

Lake Forest, CA 92630



SINGLE STORY INDUSTRIAL BUILDING FOR LEASE

Available December 1, 2026 or earlier, 22582 Shannon Circle offers 15,971 square feet of industrial space for lease within the Lake Forest Business Park. This single story, free standing building features a fenced yard, two (2) grade level roll up doors, 2:1,000 surface free parking, and an 18 foot clearance height. Building top signage is available at this ideal location with excellent access to 5, 405, and 133 freeways and close proximity to Irvine Spectrum. Property is shown by appointment only and is not for sale.



Space Available	15,971 SF
Rental Rate	\$2.25 PSF 2025 NNN fees: \$0.41 PSF
Date Available	December 01, 2026 or earlier
Lease Type	NNN
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable
Divisible	No

Eric Strauss | Principal

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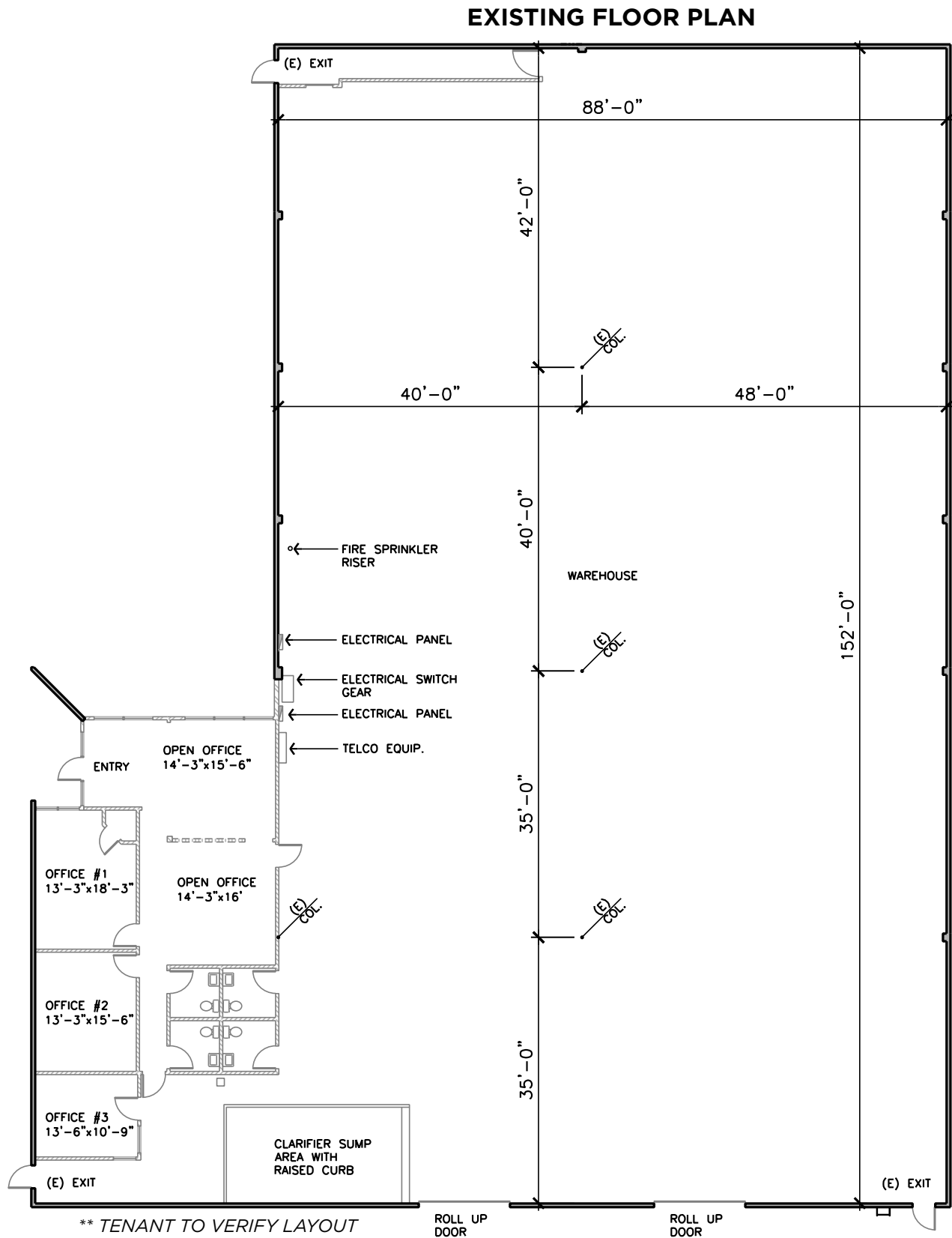
America West Properties, Inc.

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Real Estate Services

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