

# NEW BUILDING FOR SALE - ±8,563 SQ. FT.

## MANUFACTURING/CORPORATE HEADQUARTERS

29 RANCHO CIRCLE . LAKE FOREST . CA



### PROPERTY FEATURES

- ±8,563 SF Flex/Industrial Building
- ±2,063 SF of Full Height Warehouse - **22' Clearance!**
- ±6,500 SF of 2-Story High-End Luxury office space
- 1 Ground Loading Door
- 400 Amps of Power (Buyer to Verify)
- Fully Sprinklered
- 25 Parking Stalls
- Access to 5, 405, and 241 Freeways
- Opportunity for Owner-User or Investor – Fully Built Out
- Executive Conference with **Hidden Room**
- Amenities: Private Gym, Recording/Media Room, Full-Service Kitchen



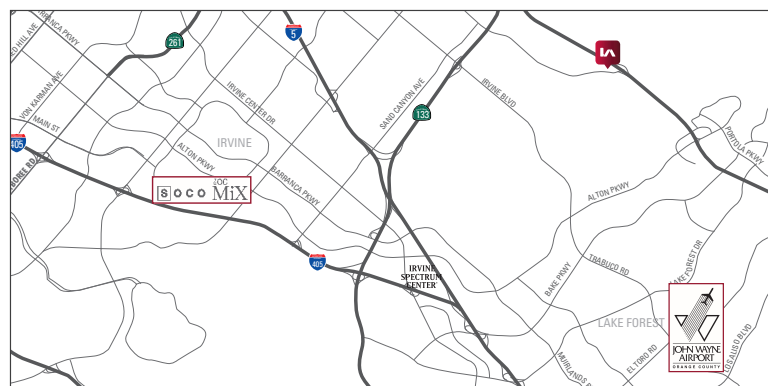
[www.29ranchocir.com](http://www.29ranchocir.com)

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NEWPORT BEACH



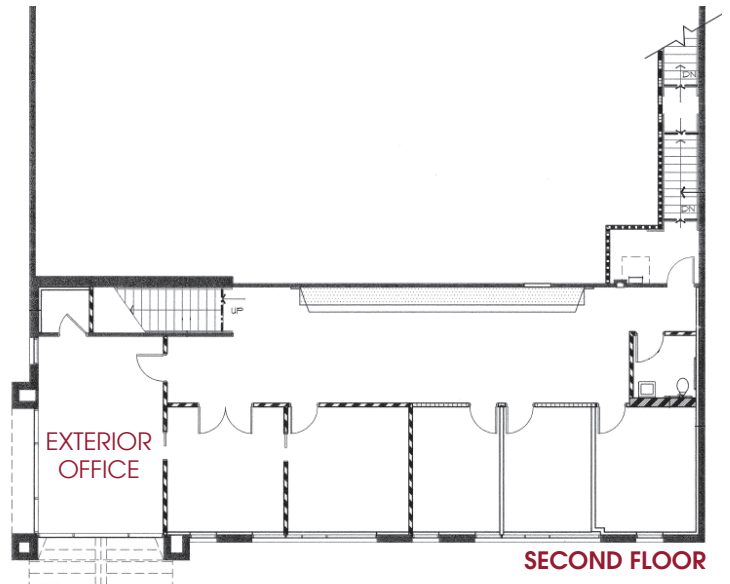
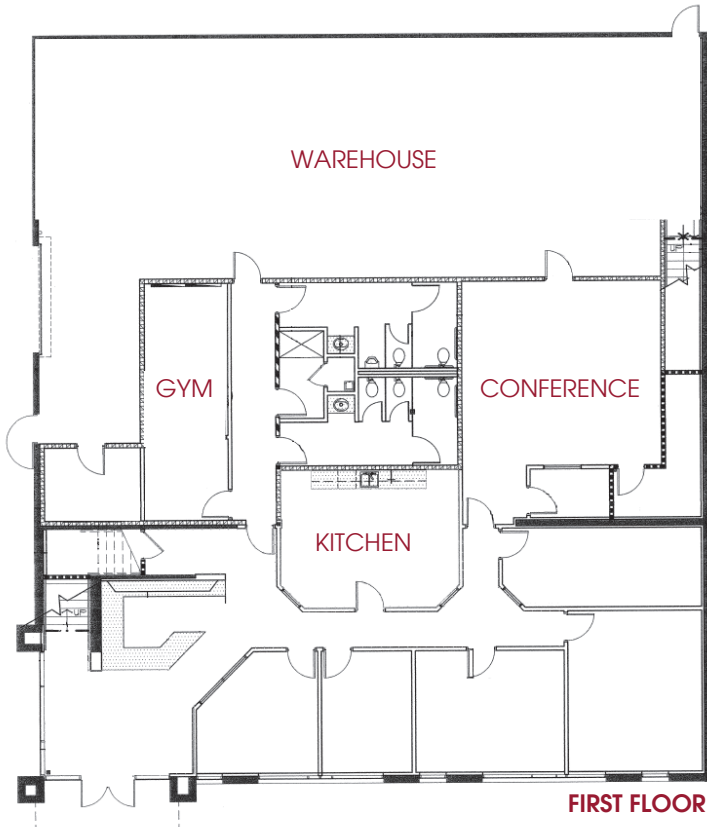
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## FLOOR PLANS & PHOTOS



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