



ARES
INDUSTRIAL
MANAGEMENT

SOUTH COUNTY COMMERCE CENTER

25892 - 25902 TOWNE CENTRE DRIVE, Foothill Ranch, CA, 92610

FOR LEASE | 310,067 SQ FT | Class A Industrial Facility



STEVE WAGNER

17877 Von Karman Ave., Ste. 500
Irvine, CA, 92614
949-683-9780

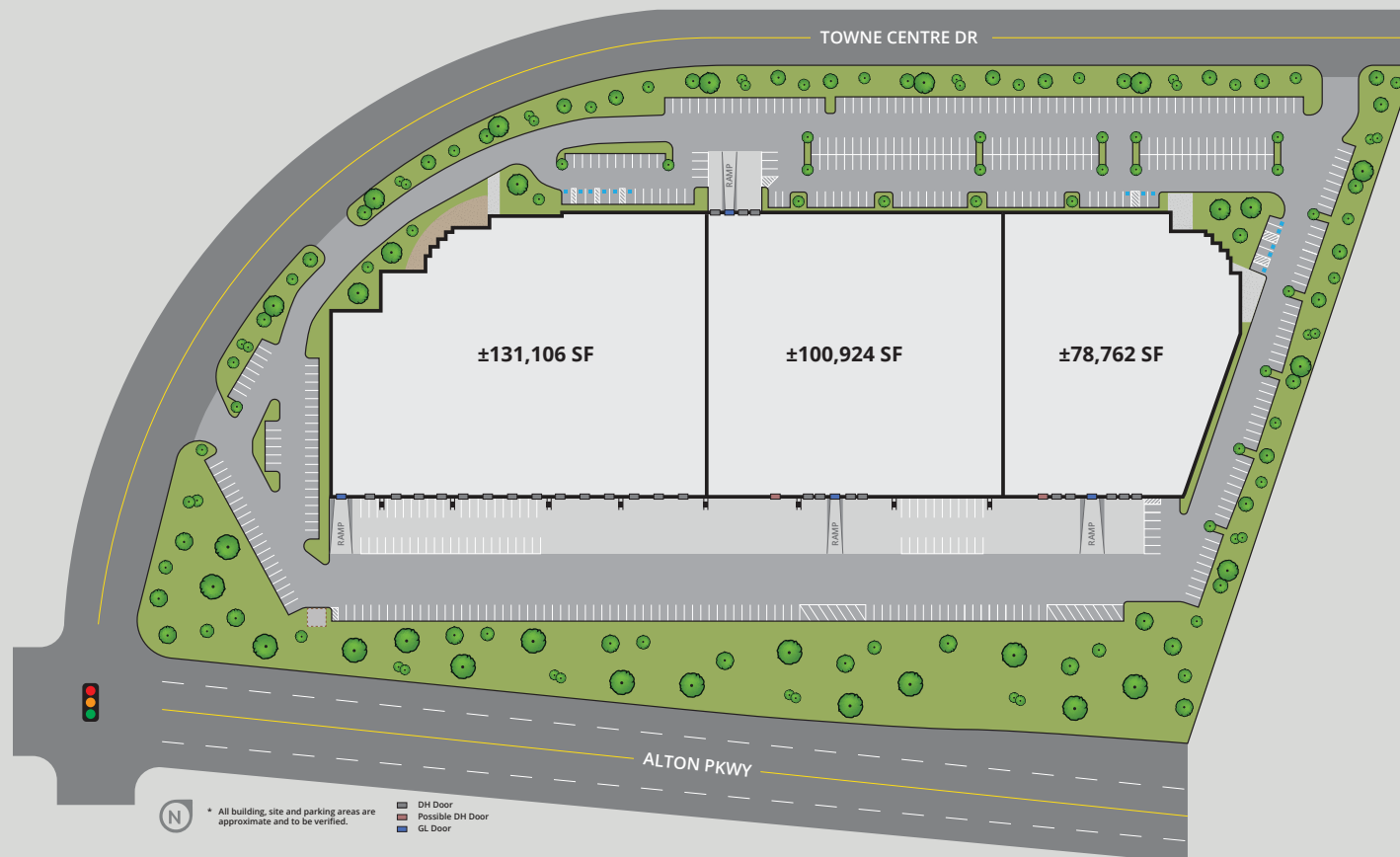
OWNED BY



ARES
INDUSTRIAL
MANAGEMENT

Property FEATURES

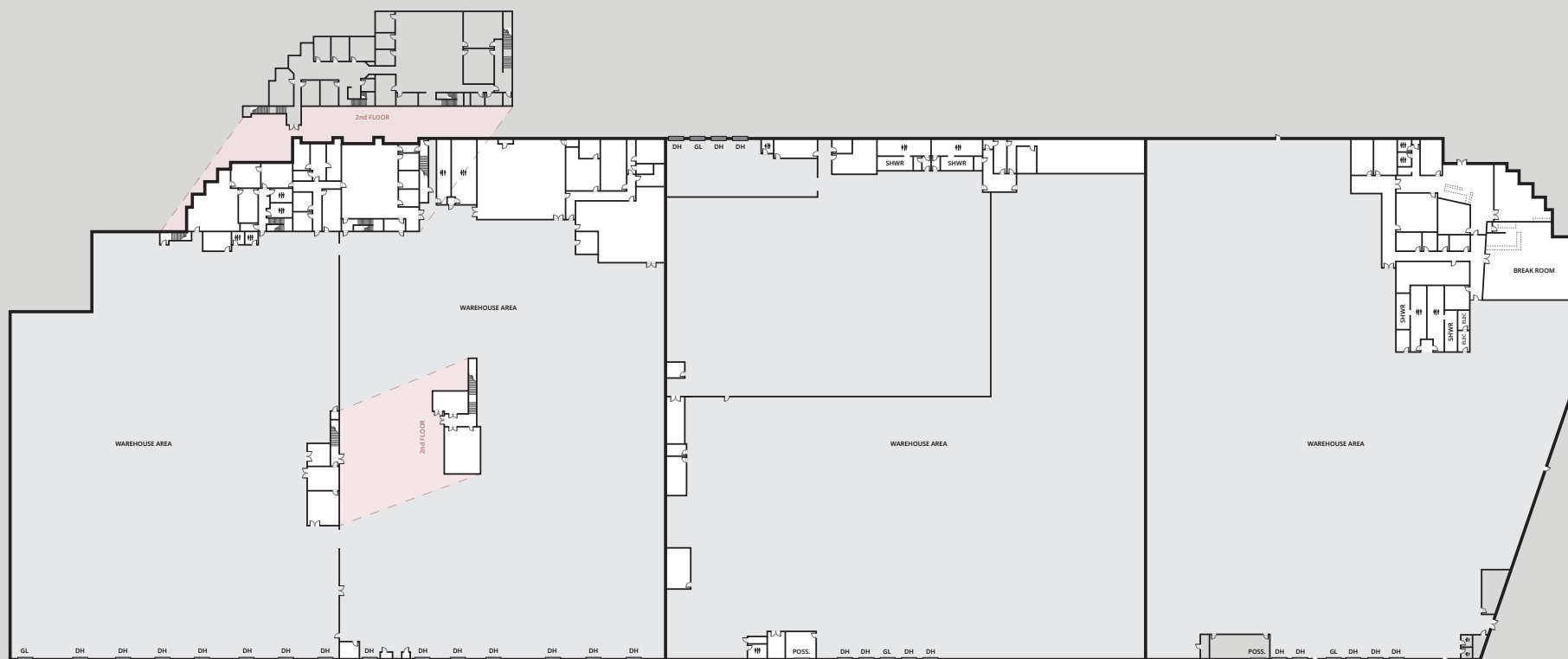
- Rare Class "A" industrial building in South Orange County with signage on the 241 freeway
- ±310,087 SF building
- ±78,762 - 310,087 SF available
- ±49,775 SF of office space
- Attractive, modern architecture
- 30' minimum warehouse clearance
- 23 dock high doors and 3 grade level doors
- Heavy power capabilities
- Energy efficient warehouse lighting
- 50' x 52' (typical) column spacing
- ± 77,000 s.f. drop-ceiling HVAC manufacturing space with 12' ceilings and extensive power drops (removeable)
- ±431 parking stalls
- ESFR fire sprinklers
- 124' truck court
- Large lunch room, ample restrooms and employee shower



Property FEATURES

- +310,087 SF available
- +49,775 SF of office space
- 30' minimum warehouse clearance
- 23 dock high doors and 3 grade level door
- 50' x 52' (typical) column spacing
- +77,000 SF drop-ceiling HVAC manufacturing space with 12' ceilings and extensive power drops (removeable)
- +431 parking stalls
- ESFR fire sprinklers
- 124' truck court
- Large lunch room, ample restrooms and employee shower

25892-25902 Towne Center Dr
FOOTHILL RANCH

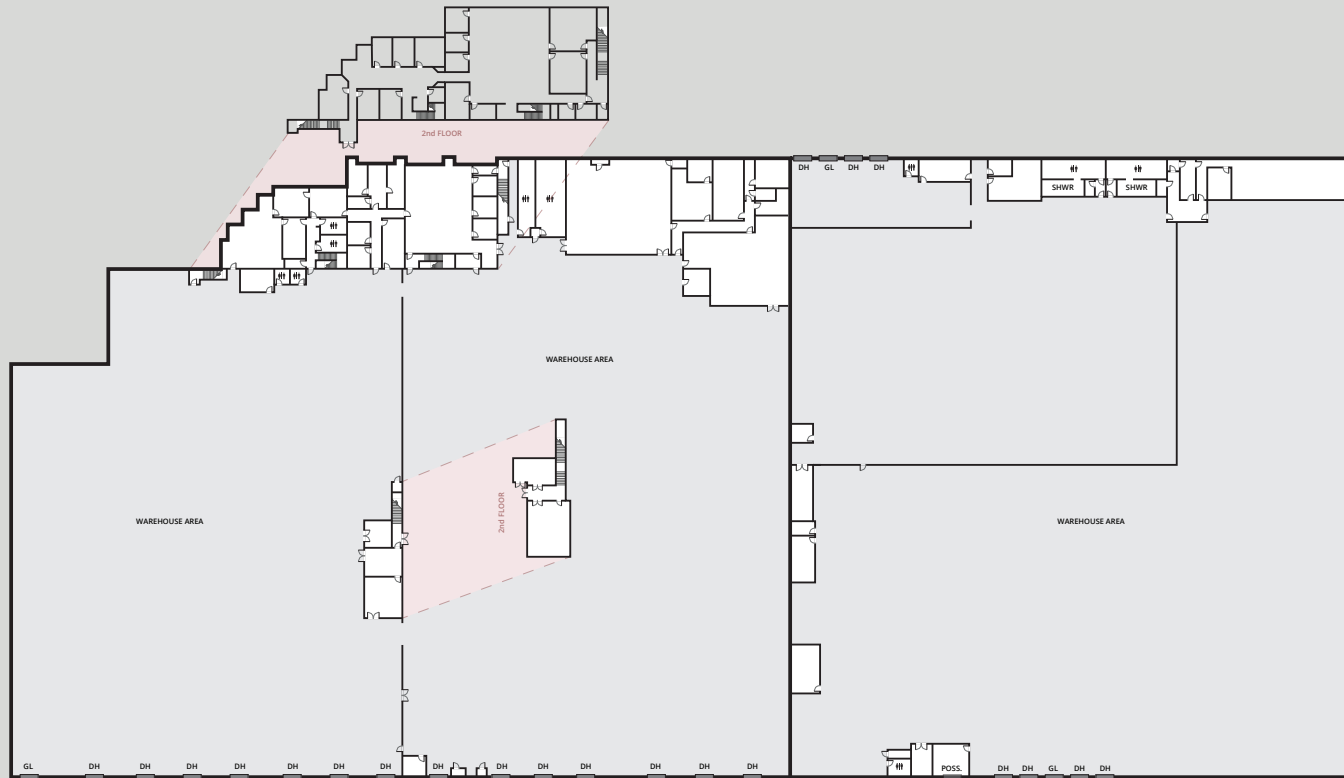


ARES
INDUSTRIAL
MANAGEMENT

Property FEATURES

- +232,030 SF available
- +31,632 SF of office space
- 30' minimum warehouse clearance
- 18 dock high doors and 2 grade level doors
- 50' x 52' (typical) column spacing
- +77,000 SF drop-ceiling HVAC manufacturing space with 12' ceilings and extensive power drops (removeable)
- +323 parking stalls
- ESFR fire sprinklers
- 124' truck court
- Large lunch room, ample restrooms and employee shower

25892 Towne Center Dr #A/B/C FOOTHILL RANCH

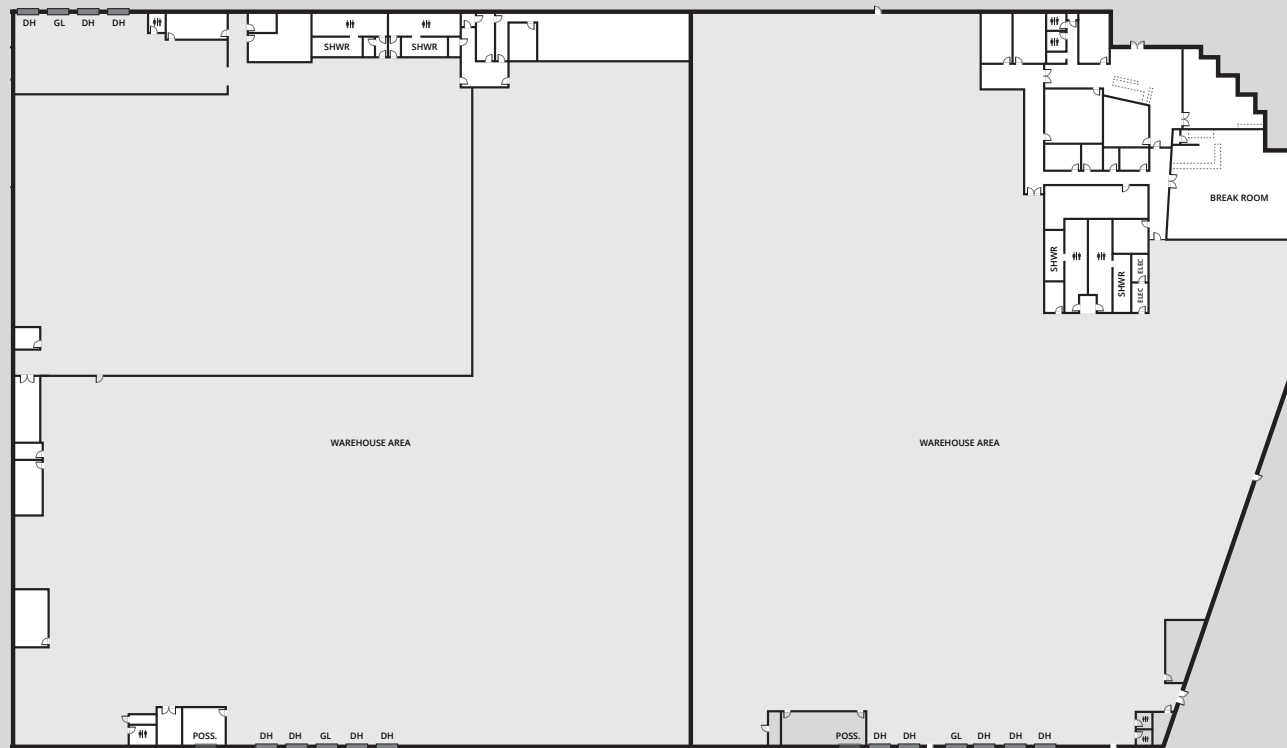


ARES
INDUSTRIAL
MANAGEMENT

Property FEATURES

- +179,686 SF available
- +26,143 SF of office space (single story)
- 30' minimum warehouse clearance
- 9 dock high doors and 2 grade level doors
- 50' x 52' (typical) column spacing
- +24,000 SF drop-ceiling HVAC manufacturing space with 12' ceilings and extensive power drops (removeable)
- +250 parking stalls
- ESRF fire sprinklers
- Large lunch room, ample restrooms and employee shower

25892 Towne Center Dr #C/ 25902 Towne Center Dr
FOOTHILL RANCH

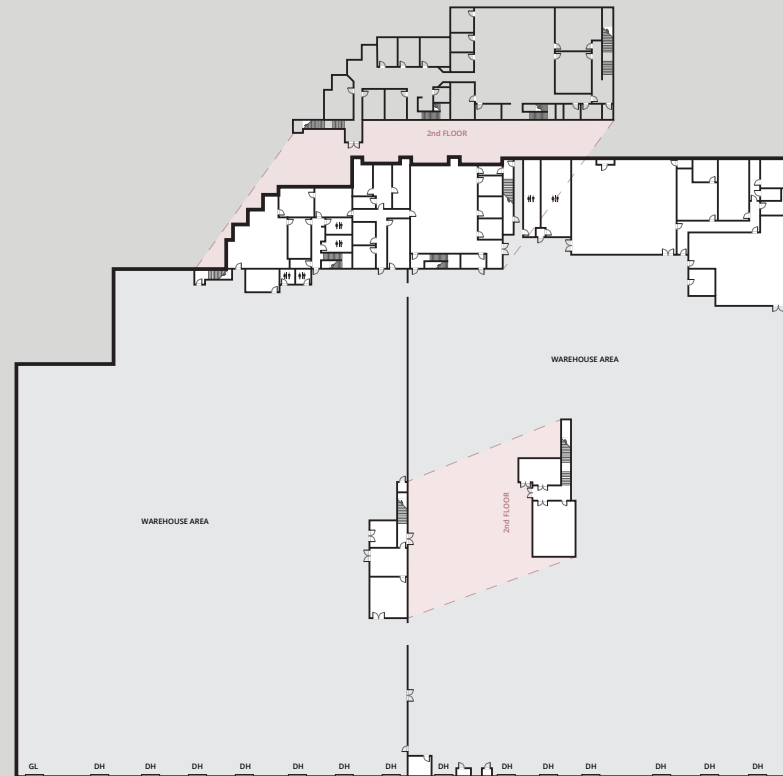


ARES
INDUSTRIAL
MANAGEMENT

Property FEATURES

- +131,108 SF available
- ±23,775 SF of office space (single story)
- 30' minimum warehouse clearance
- 14 dock high doors and 1 grade level doors
- 50' x 52' (typical) column spacing
- +53,000 SF drop-ceiling HVAC manufacturing space with 12' ceilings and extensive power drops (removeable)
- +215 parking stalls
- ESFR fire sprinklers
- 124' truck court
- Large lunch room, ample restrooms and employee shower

25892 Towne Center Dr #A/B FOOTHILL RANCH



ARES
INDUSTRIAL
MANAGEMENT

Property FEATURES

- ±78,762 SF available
- ±18,143 SF of office space (single-story)
- 30' minimum warehouse clearance
- 5 dock high doors and 1 grade level door
- 50' x 52' (typical) column spacing
- ±123 parking stalls
- ESFR fire sprinklers
- 124' truck court
- Large lunch room, ample restrooms and employee shower

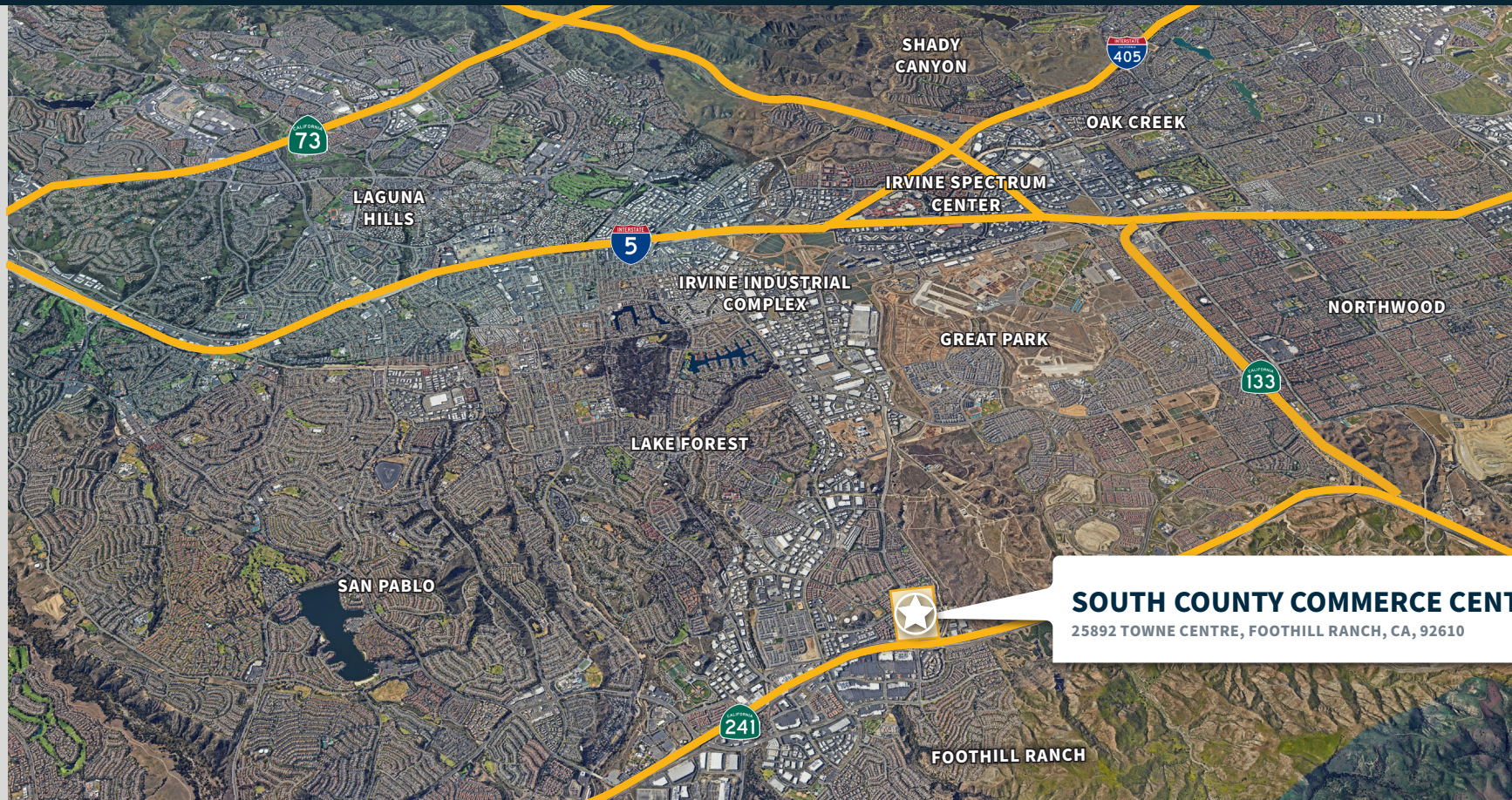
25902 Towne Center Dr FOOTHILL RANCH



ARES
INDUSTRIAL
MANAGEMENT

Location HIGHLIGHTS

- Less than .25 miles to the Foothill Towne Centre and less than 5 miles to the Irvine Spectrum Center, offering a wide range of dining and entertainment options
- Immediate access to the 241 Corridor offering an easy commute to anywhere in Orange County and the Inland Empire
- Excellent proximity to strong and diverse labor pool



ARES
INDUSTRIAL
MANAGEMENT

ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



STEVE WAGNER

17877 Von Karman Ave., Ste. 500
Irvine, CA, 92614
949-683-9780

LOUIS TOMASELLI

17877 Von Karman Ave., Ste. 500
Irvine, CA, 92614
949-888-2985

ZACH NILES

17877 Von Karman Ave., Ste. 500
Irvine, CA, 92614
949-885-2922



**ARES
INDUSTRIAL
MANAGEMENT**