



FOR LEASE

25691 Atlantic Ocean Drive, Unit B3, Lake Forest, CA 92630

1,647 SF Industrial Unit **\$ 1.98/SF Gross**



FEATURES

Available Square Footage	1,647
Land Square Footage	Part of Larger
Office Square Footage	610
Parking	5
Dimensions	Verify
Loading	1 Ground Level Door (12' x 12')
Min. Ceiling Clearance	14'
Power	Verify
Sprinkler System	Yes
Year Built	1998
Construction	Concrete Tilt-up
Zoning	Light Industrial

ACCESSIBILITY

MILES TO	
Long Beach Airport	32.5
John Wayne Airport	12.5
Los Angeles & Long Beach Ports	42

Immediate Access to:

- 405 and 5 Freeways
- 241 Toll Road

HIGHLIGHTS

- High Image Multi-Tenant Office/Industrial Park
- Excellent Rear Loading Design
- CAM included in Base Rent



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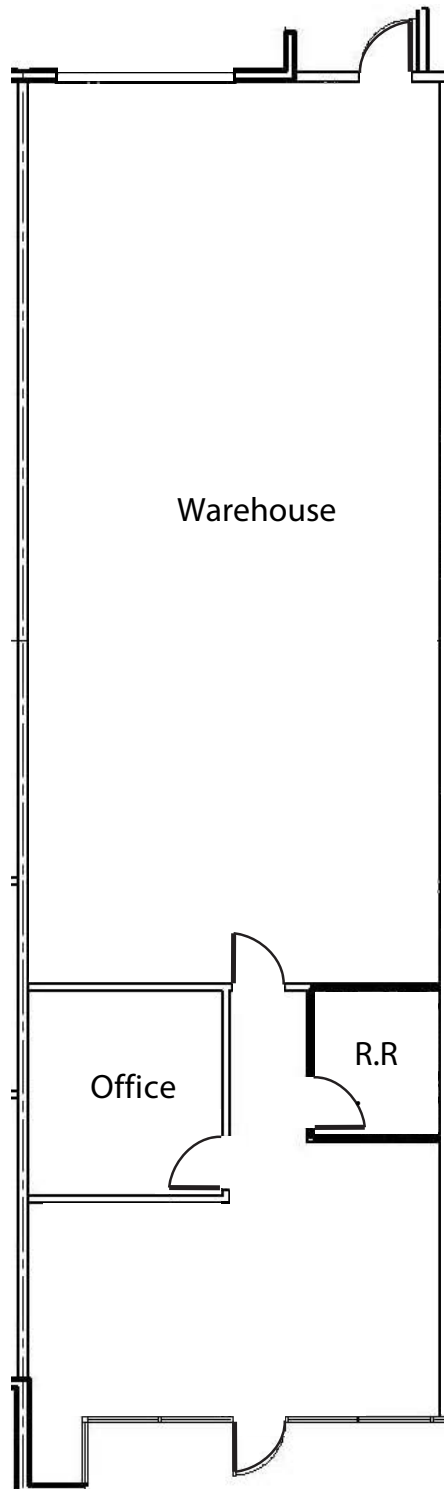
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SITE PLAN



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