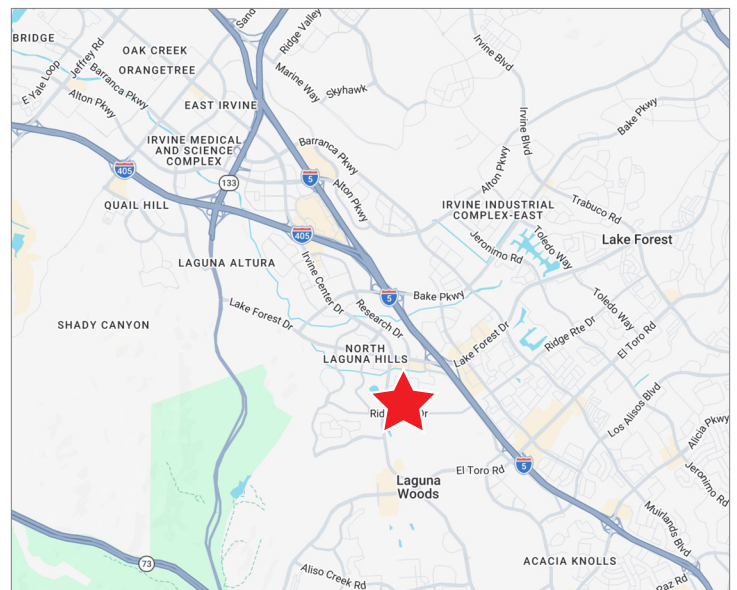


±2,639 INDUSTRIAL UNIT FOR SALE
LAKESIDE BUSINESS CENTER
23112 ALCALDE DR, UNIT E, LAGUNA HILLS, CA 92653



PROPERTY FEATURES

- 2,639 SF Single Story Industrial End Unit
- 1,127 SF of Air Conditioned Office Space
- 1,512 SF of 16' Clear Warehouse
- One (1) 10'x12' Grade Level Door
- Frontage on Alcalde Dr.
- Nearby Restaurants and Entertainment Options
- Immediate Access to 5 and 405 Freeways via Lake Forest Dr.
- 10% Down SBA Financing Possible for Owner/ Users



BJ Fell
CalBRE 01929179
949.790.3144
bfell@leeirvine.com

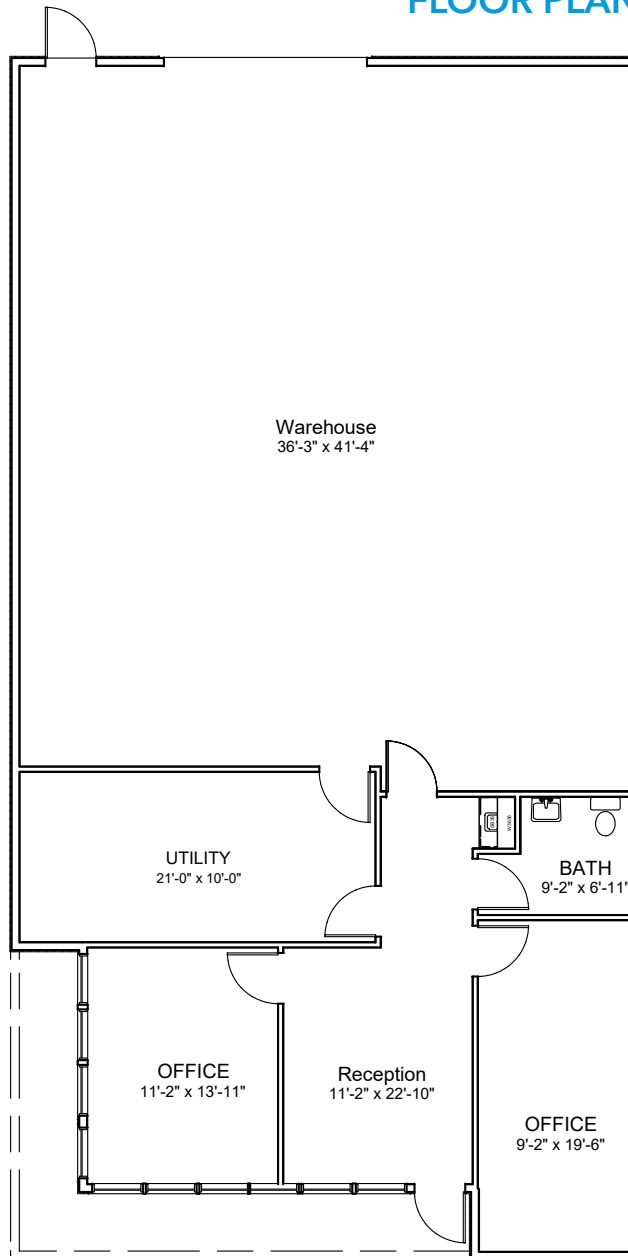
Mark Jerue
CalBRE 01073399
949.790.3121
mjerue@leeirvine.com

Craig Fitterer
CalBRE 01246929
949.790.3123
cfitterer@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

±2,639 INDUSTRIAL UNIT FOR SALE
LAKESIDE BUSINESS CENTER
23112 ALCALDE DR, UNIT E, LAGUNA HILLS, CA 92653

FLOOR PLAN



BJ Fell
CalBRE 01929179
949.790.3144
bfell@leeirvine.com

Mark Jerue
CalBRE 01073399
949.790.3121
mjerue@leeirvine.com

Craig Fitterer
CalBRE 01246929
949.790.3123
cfitterer@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.