



FOR LEASE

25691 Atlantic Ocean Drive, Unit B6, Lake Forest, CA 92630

1,632 SF Industrial Unit **\$ 1.98/SF Gross**



FEATURES

| | |
|--------------------------|---------------------------------|
| Available Square Footage | 1,632 |
| Land Square Footage | Part of Larger |
| Office Square Footage | 595 |
| Parking | 3.3/1,000 |
| Dimensions | 24' x 68' |
| 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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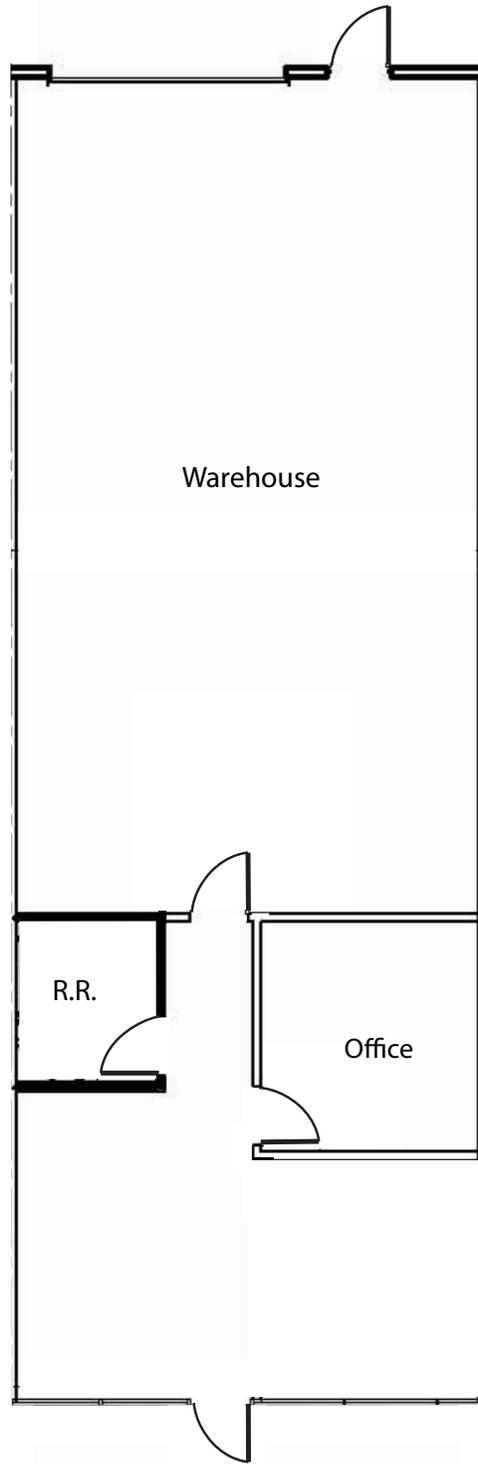
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165 Savarona Way, Carson, California 90746
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SITE PLAN



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