

AVAILABLE FOR SUBLEASE

50 Icon | Foothill Ranch, CA 92610

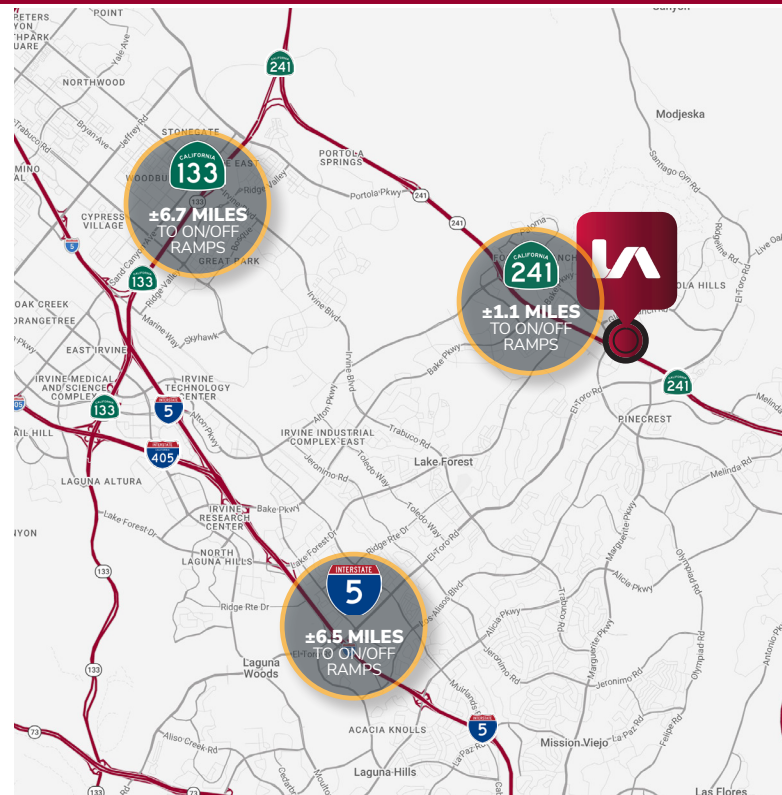
±307,781 SF

State of the Art Warehouse,
Distribution and Manufacturing Building



PROPERTY FEATURES

- » ±307,781 Square Foot State-of-the-Art Warehouse, Distribution and Manufacturing Building
- » ±36,830 Square Feet of high Image Office Space (including ±7,000 SF of Mezzanine) and ±7,200 SF Showroom
- » Two (2) Shipping And Receiving Offices In Warehouse
- » 30' Warehouse Clearance
- » Forty-five (45) Dock High Doors With Thirty-four (34) Full Packages
- » Two (2) Ground Level Loading Doors
- » 50' x 52' Column Spacing
- » ESFR Sprinkler System
- » Concrete Truck Court
- » 2,000 Amps Of Power (Separate Meters)
- » LED Lighting
- » Ample Parking With ±513 Vehicle Stalls



FOR MORE INFORMATION:

JOHN SEOANE, SIOR
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Corporate ID: 00976995 Corporate ID: 01011260

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.

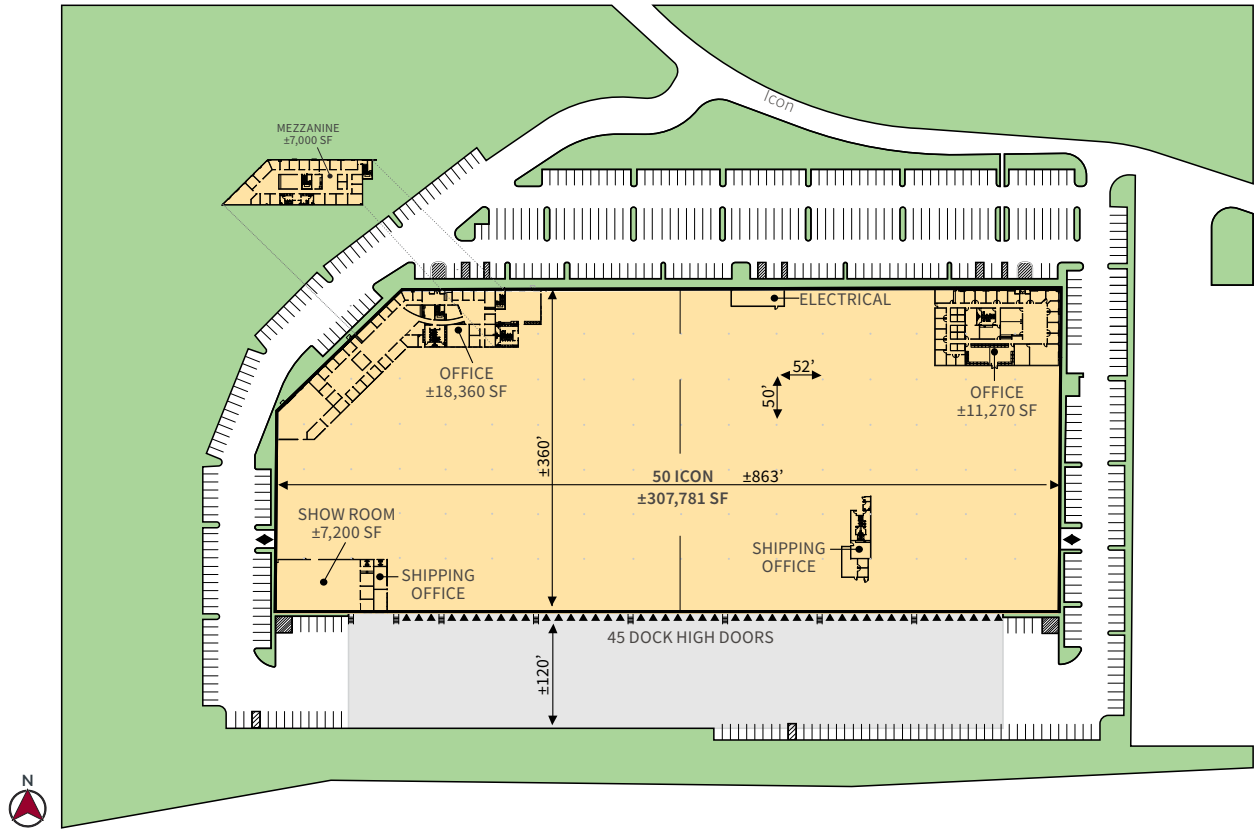
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SITE PLAN



LOCATION HIGHLIGHTS



17 MILES

TO JOHN WAYNE
AIRPORT



37 MILES

TO LONG BEACH
AIRPORT



57 MILES

TO LOS ANGELES
INTERNATIONAL AIRPORT (LAX)



47.9 MILES

TO PORT OF
LONG BEACH



49.2 MILES

TO PORT OF
LOS ANGELES

DRAYAGE RATES (PORTS OF LA & LB)

OVERALL AVERAGE
BASE + FUEL ONLY

FOOTHILL RANCH
\$590.00

INLAND EMPIRE WEST
\$648.00

INLAND EMPIRE EAST
\$751.00

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