

19751 DESCARTES

Foothill Ranch, CA | 92610



**Industrial | Office | Warehouse
For Sale | For Lease**

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY



Property Description

Excellent opportunity in the sought-after Foothill Corporate Centre. This property offers an optimal platform for industrial operations, boasting ample space for production, warehousing, and office requirements. With a modern construction and robust infrastructure, the building presents a solid foundation for efficiency and expansion.

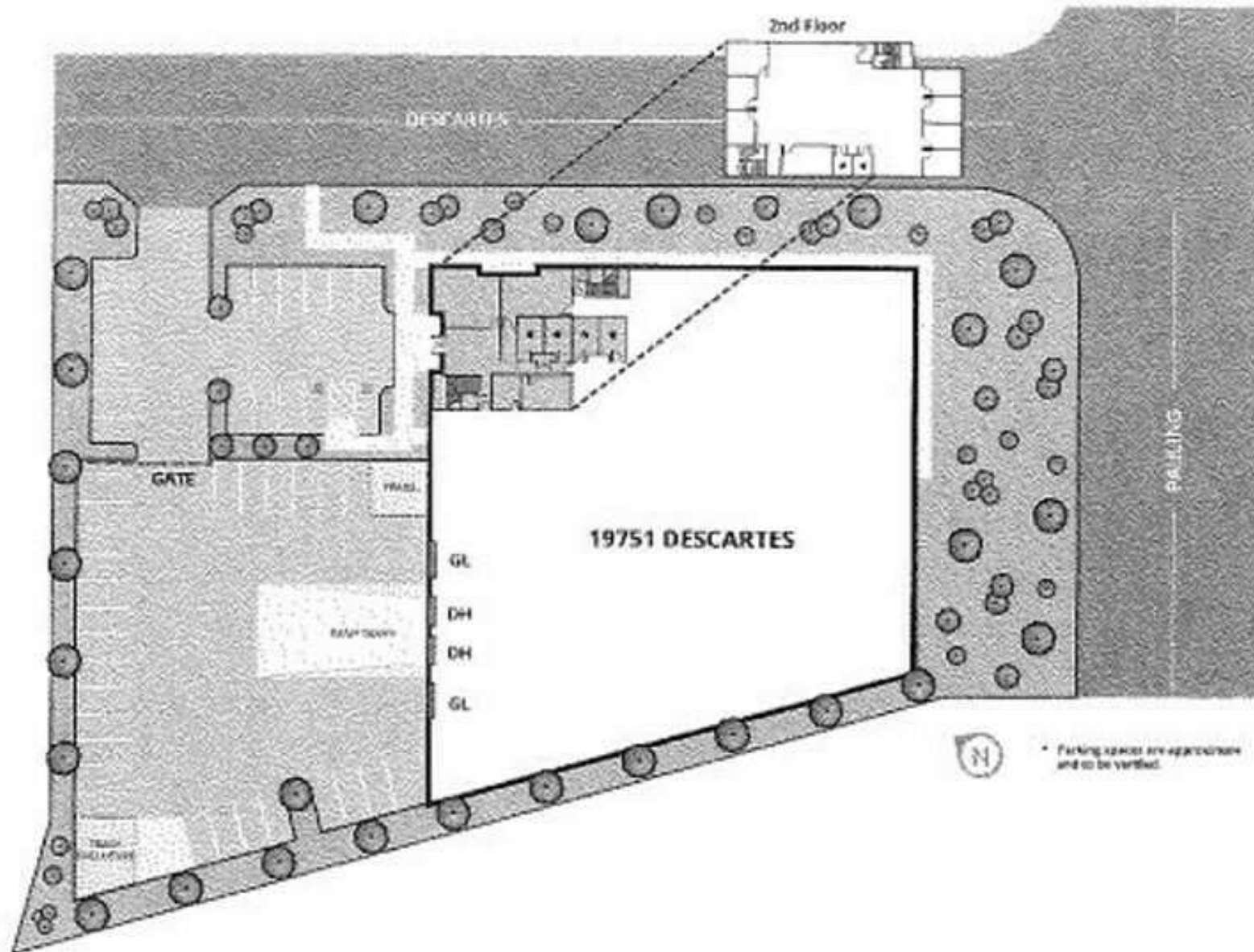
Offering Summary

Lot Size:	1.5 Acres
Building Size:	29,715 SF

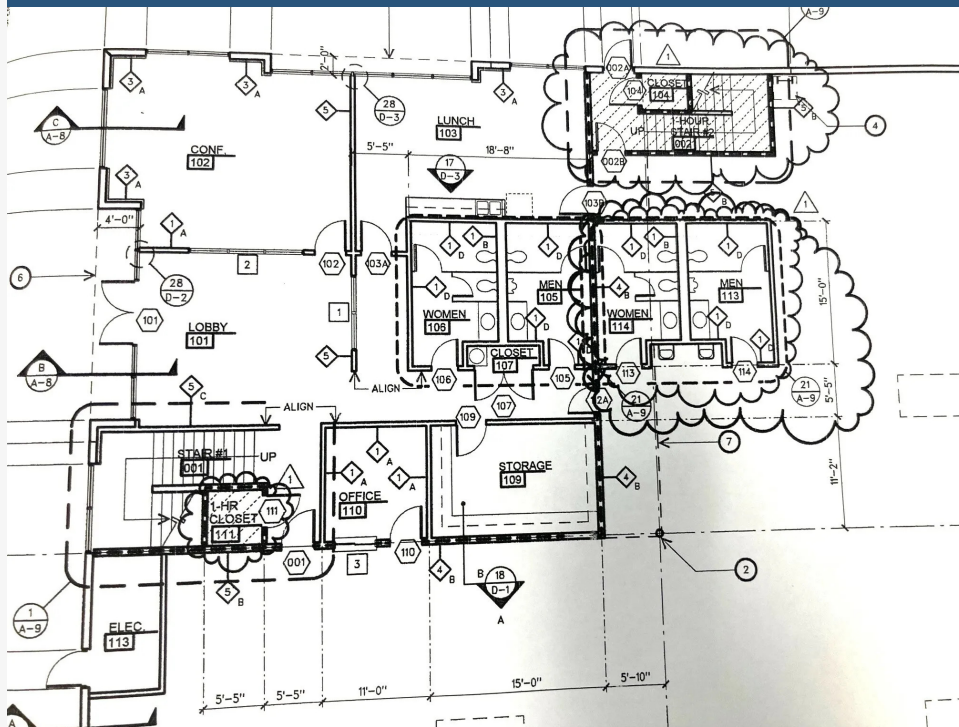
Property Highlights

- 4,598 SF Office | 25,117 Industrial
- 6 Restrooms
- Zoned I
- Solar Panels
- Enclosed and Gated Yard Area
- 22 Ft Minimum Clearance
- ESFR Sprinklers
- 2 Exterior Truckwalls with Dock Levelers 10x10
- One Ground Level Door 12x14
- 800 AMPS 277/480 Volt

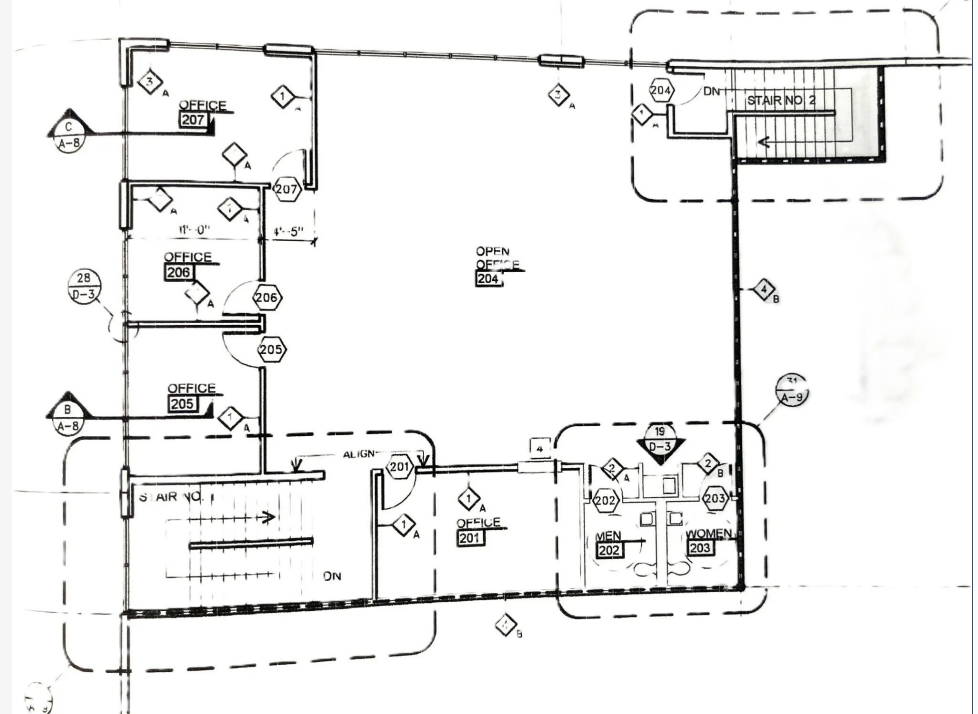
SITE PLAN OF THE PREMISES



FLOOR PLANS



1st Floor

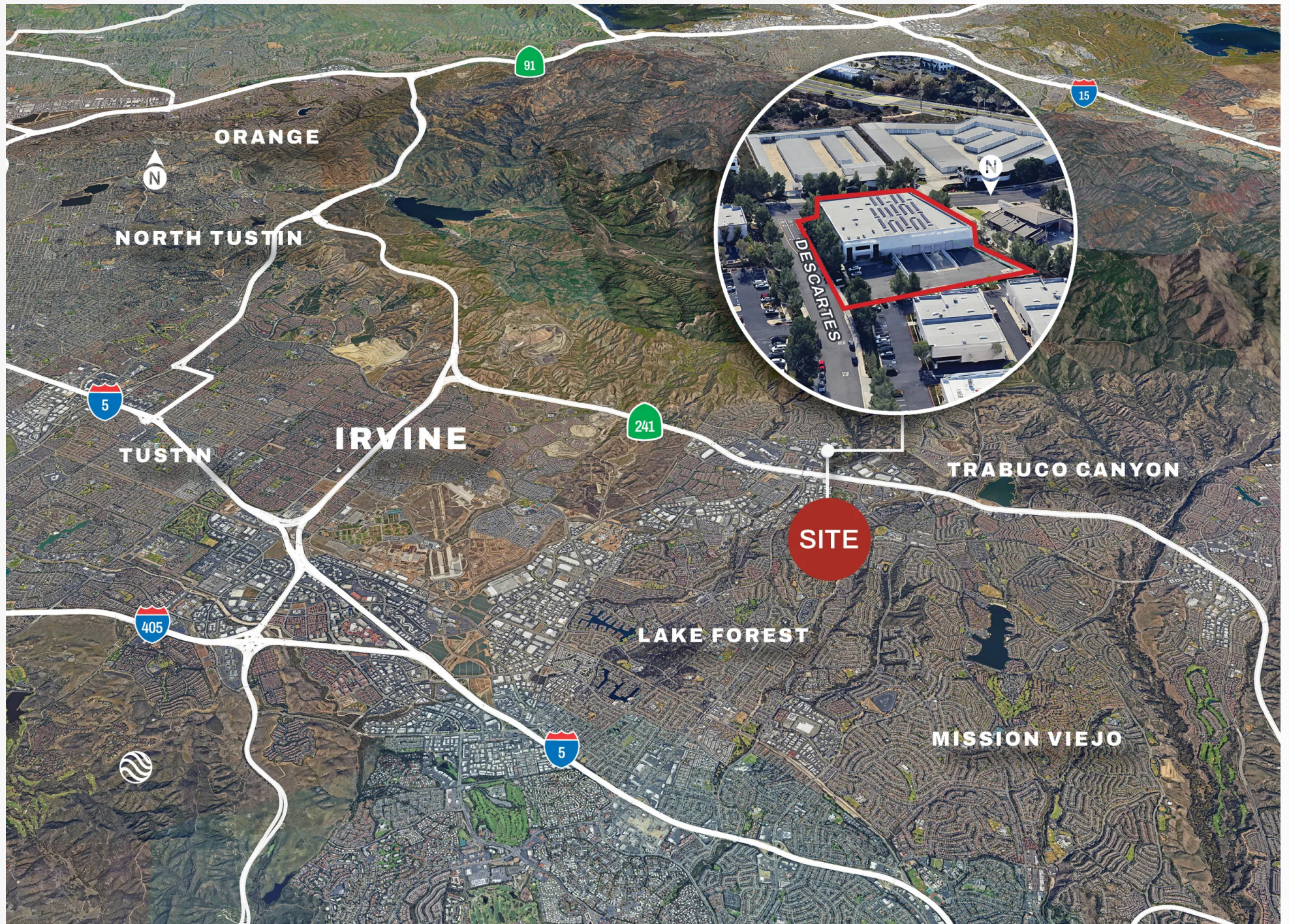


2nd Floor

RETAILER MAP



LOCATION MAP





Foothill Ranch

Annexed into the City of Lake Forest in 2000, Foothill Ranch is one of South Orange County's newest master-planned communities. Spanning approximately 2,700 acres, the community blends residential neighborhoods, commercial centers, and preserved open space to create a balanced live-work-play environment.

Nestled at the base of the Saddleback Mountains, Foothill Ranch offers scenic surroundings, well-maintained neighborhoods, and a strong sense of community. Residents enjoy an extensive network of parks and recreational amenities, including Foothill Ranch Community Park, a popular destination for sports, playgrounds, and family gatherings. Outdoor enthusiasts also benefit from direct access to Whiting Ranch Wilderness Park, a 2,500-acre wilderness preserve known for its hiking, biking, and equestrian trails.

The community's retail and dining offerings are anchored by Foothill Ranch Towne Centre, which serves as the area's primary commercial destination. Combined with convenient access to Orange County's major employment centers, shopping districts, and entertainment venues, the center helps support a vibrant local economy and strong consumer activity.

For businesses and investors, Foothill Ranch presents a compelling commercial real estate opportunity. Strategically located near both the Interstate 5 and State Route 241, the community offers excellent regional connectivity throughout Southern California. Its affluent demographics, master-planned design, and established corporate presence have helped attract a diverse mix of employers and retailers. The integration of residential and commercial development generates consistent consumer demand and daytime activity, supporting a healthy business environment. Whether seeking retail, office, or investment opportunities, Foothill Ranch offers the location, demographics, and infrastructure that continue to drive long-term value.

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