



FOR LEASE

25691 Atlantic Ocean Drive, Unit B1-2, Lake Forest, CA 92630

3,294 SF Industrial Unit

\$6,522/Month (1.98/SF) Industrial Gross



FEATURES

Available Square Footage	3,294
Land Square Footage	Part of Larger
Office Square Footage	1,048
Loading	1 GL Door
Parking	10 Spaces
Dimensions	Verify
Power	100A, 277-480V, 3P
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
- Abundant Parking



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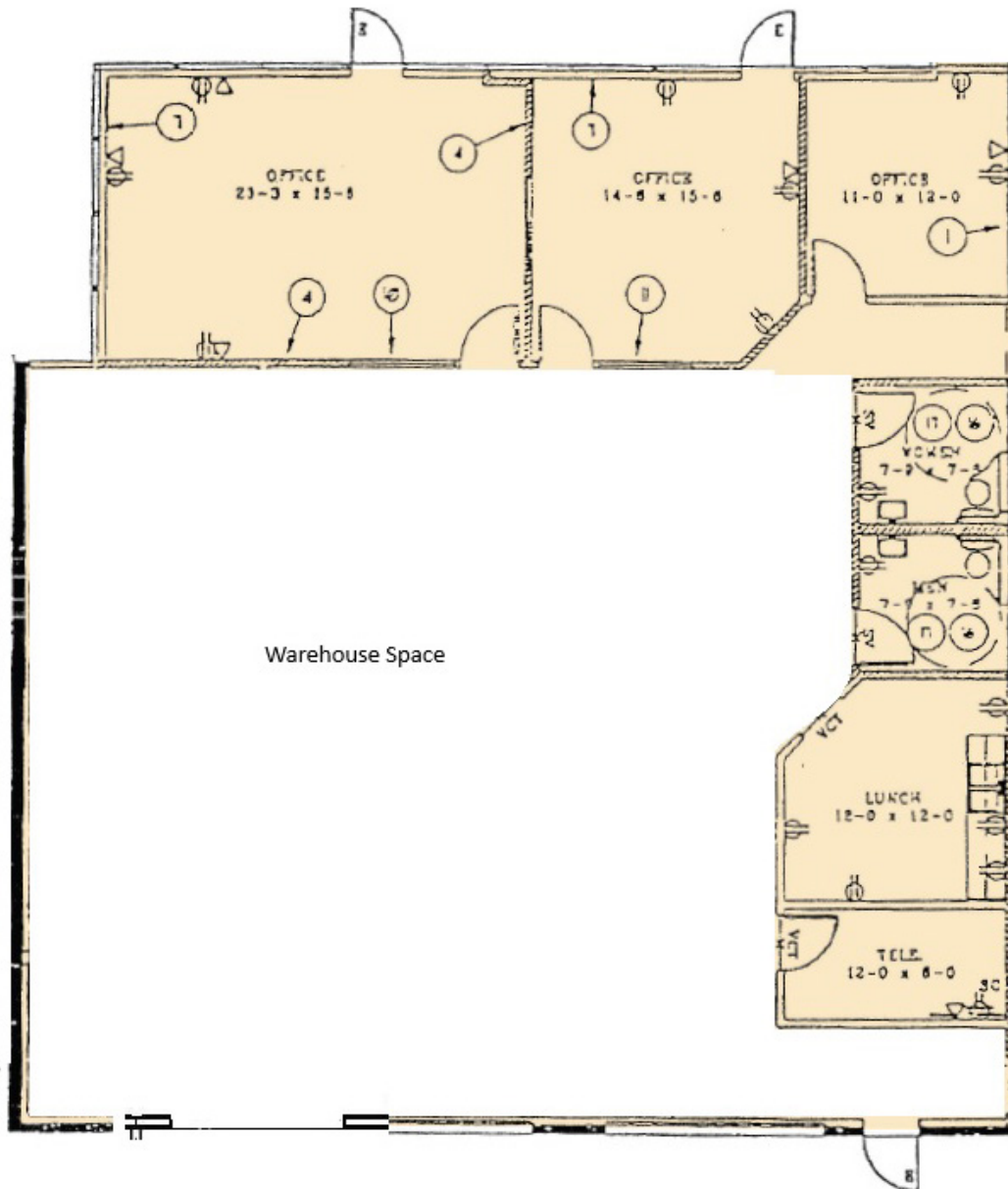
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FLOOR PLAN



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