

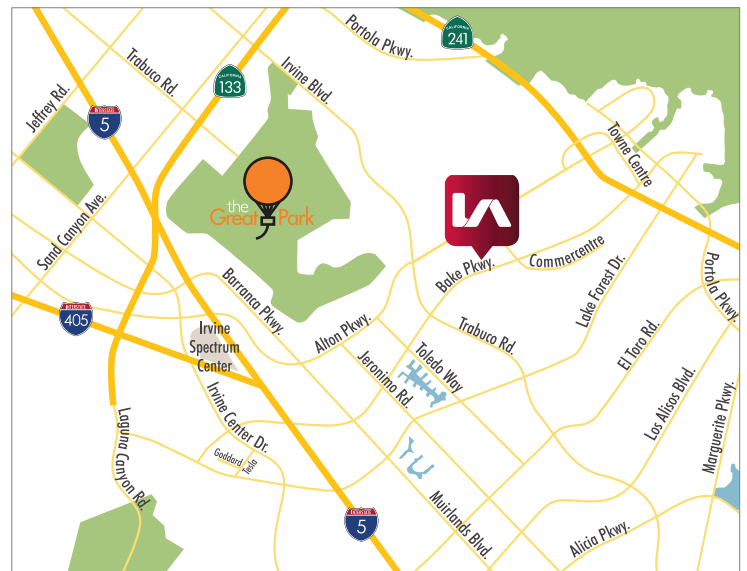
±25,490 SF FREESTANDING INDUSTRIAL BUILDING AVAILABLE FOR SUBLEASE

20562 CRESCENT BAY | LAKE FOREST, CA 92630



PROPERTY FEATURES

- ±25,490 SF Freestanding Industrial Building
- ±19,490 SF of Warehouse Space
- ±6,000 SF of Office Space
- Approx. 20' Minimum Warehouse Clearance
- Two (2) Ground Level Doors
- Dock High Door Possible
- 2.5:1 Parking Ratio (±63 Parking Stalls)
- ±1,000 Amps of Power, 277/480 Volt
- Yard Possible
- Fully Sprinklered
- High Identity Location on the Corner of Bake Parkway and Crescent Bay
- Sublease Through 8/31/2025 (Longer Term Possible)



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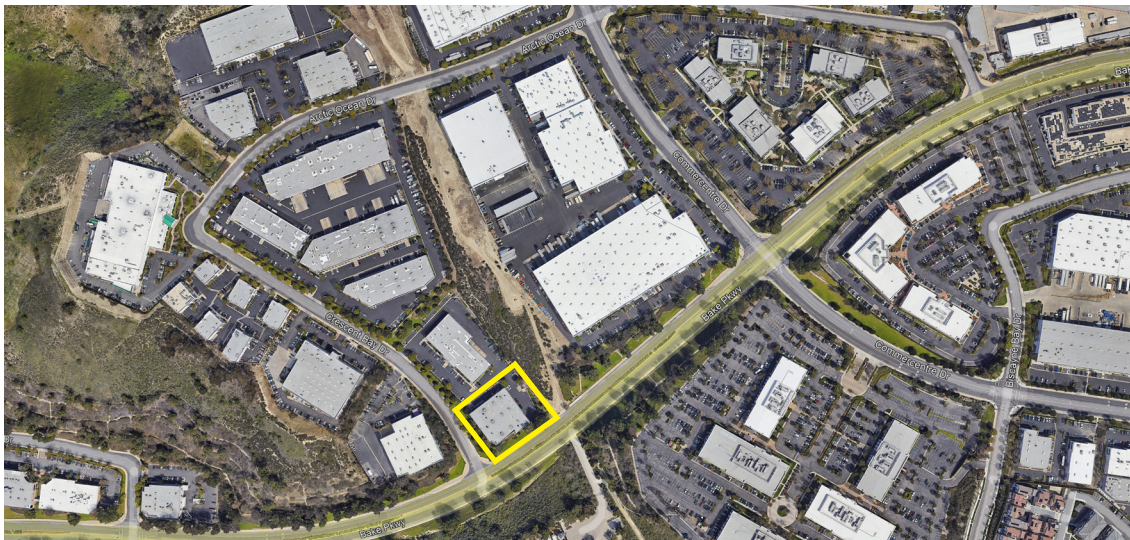
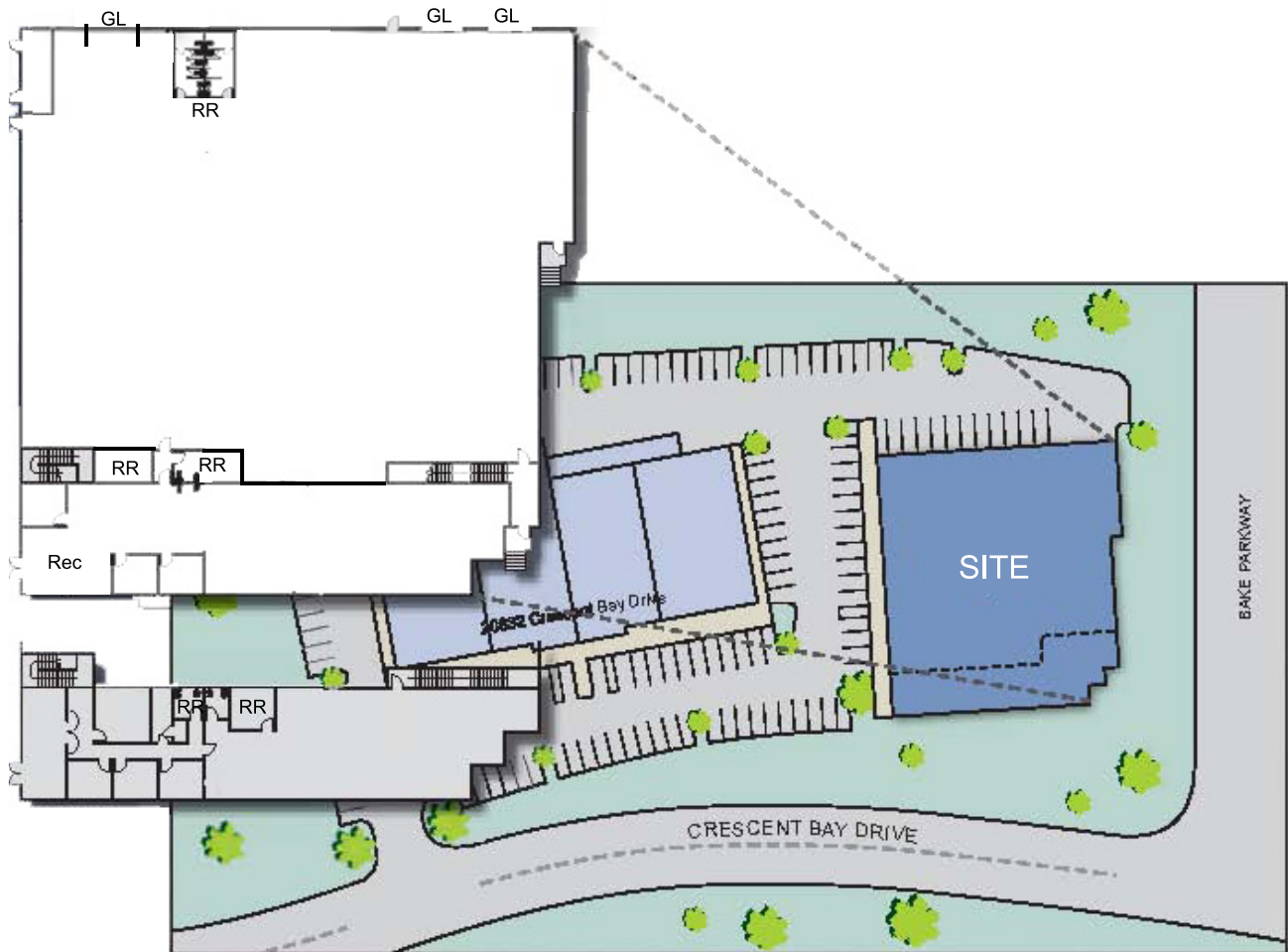
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