

*Have You Outgrown Your Current Industrial Space?*

# This 19,396 sf Industrial Building

*Has What Businesses Want*



## 25501 Arctic Ocean Drive, Lake Forest

- 6,000 sf Single Story Office
- 13,396 sf Warehouse, Assembly, Manufacturing or Distribution Area
- 2 - 12x12 Ground Level Loading Doors
- **2 - 10x10 Dock High Loading Doors**
- 400 Amp Panel (expandable)
- 20' - 22' Warehouse Clearance
- Approx. 47 Private Parking Stalls
- Fully Fire Sprinklered, 0.45GPM/3000
- 2,400 sf Fully HVAC Drop Ceiling Dry Lab/Assembly Area (removable)
- Freestanding Building on its Own Separate Lot
- Possible Fenced Yard Area



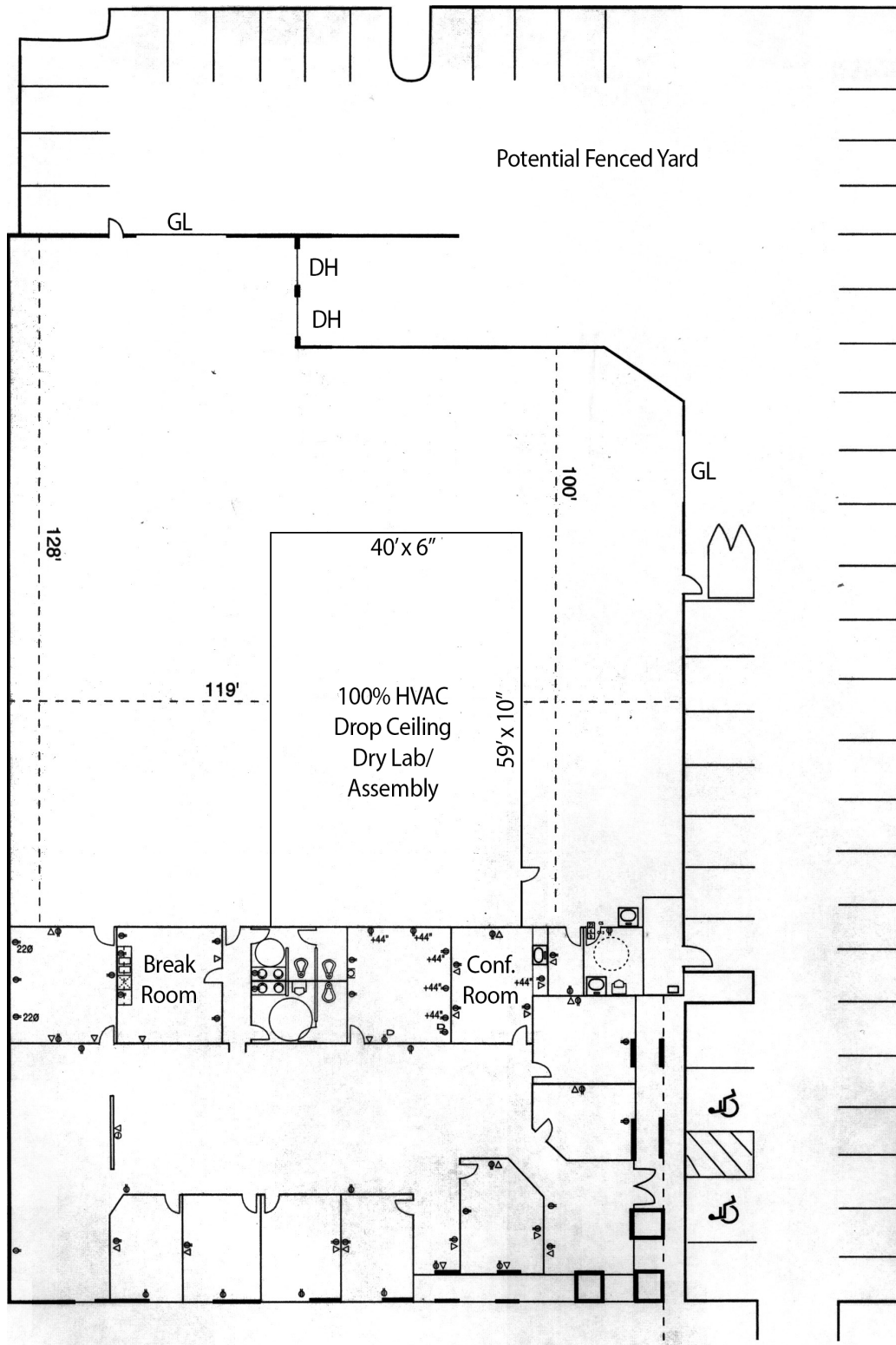
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# Approximate Floor & Site Plan



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