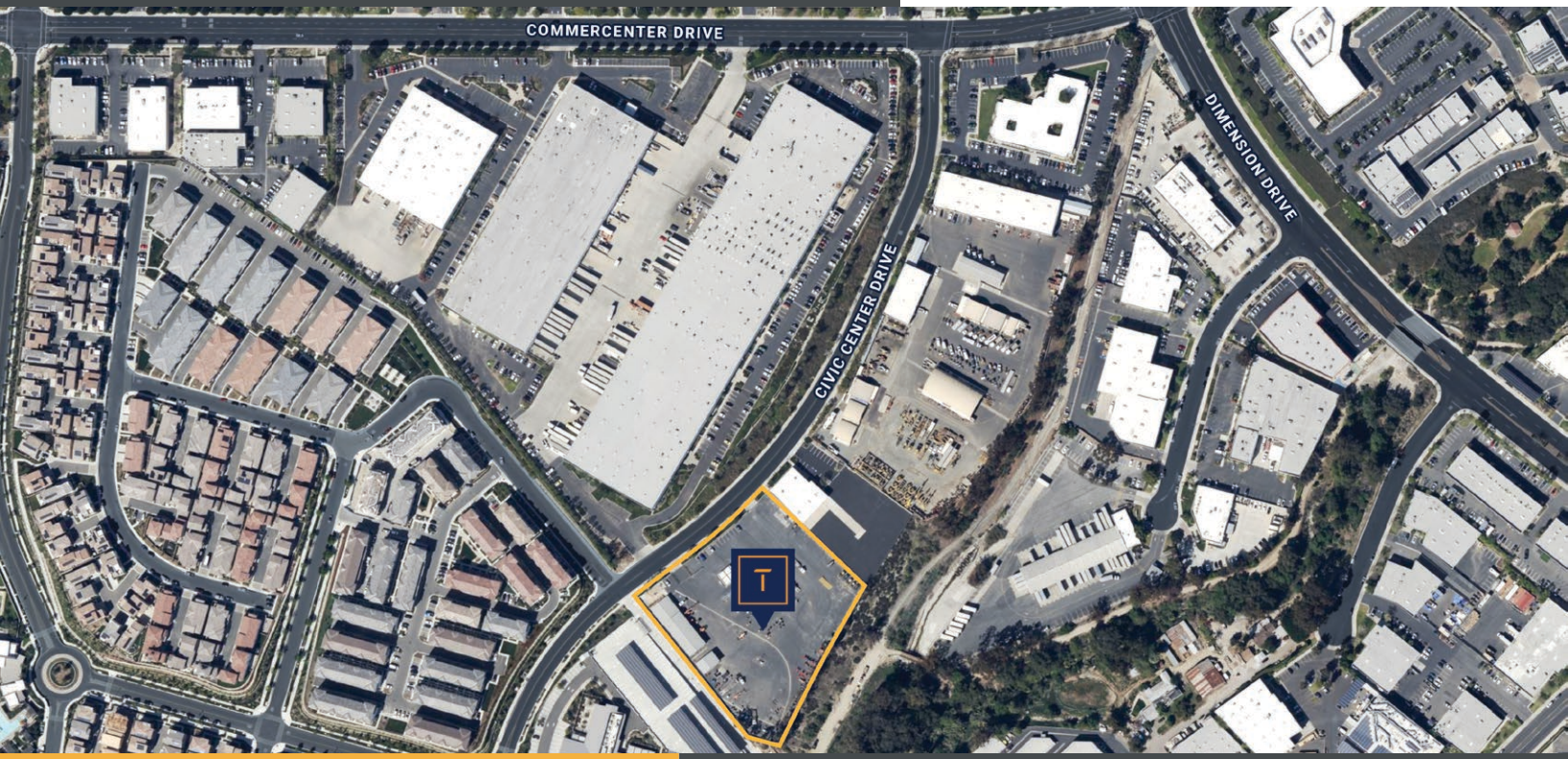




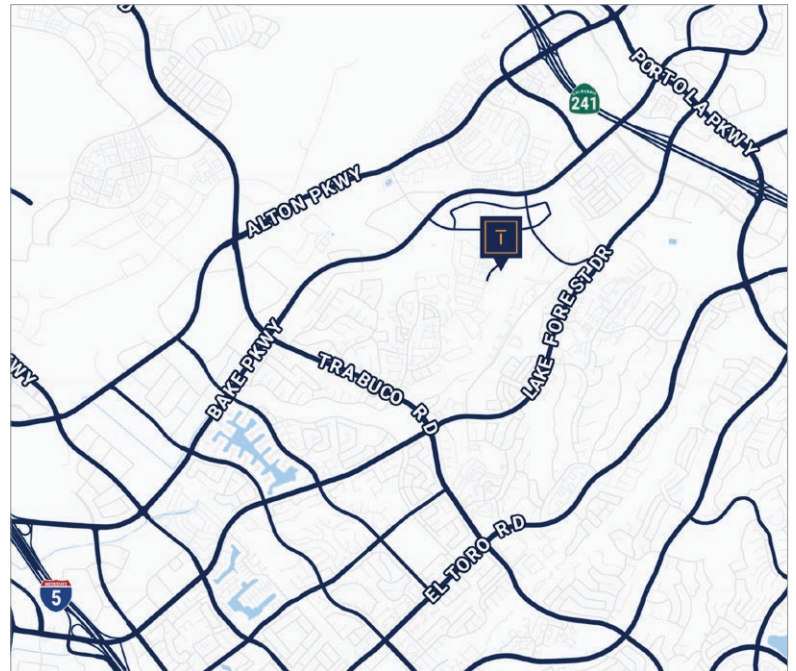
# FOR LEASE - 3.47 ACRES DIVISIBLE TO ±2.47 ACRES

20772 CIVIC CENTER DRIVE | LAKE FOREST, CA



## PROPERTY FEATURES:

- » 3.47 Acres Divisible to ±2.47 Acres
- » Located Within the Pacific Commerce Center
- » ±5,200 SF Industrial Building
- » ±1,600 SF of Office
- » Four (4) Ground Level Loading Doors
- » 400 Amps of Power (*verify*)
- » Fully Paved and Fenced Facility
- » Covered Equipment Wash Bay
- » Zoned Urban Industrial 25
- » Minutes from Hotels, Restaurants and Many Other Amenities
- » Easy Access to the Foothill Corridor (241) Toll Road, I-5 and I-405 Freeways
- » **Lease with an Option to Purchase Possible**



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