



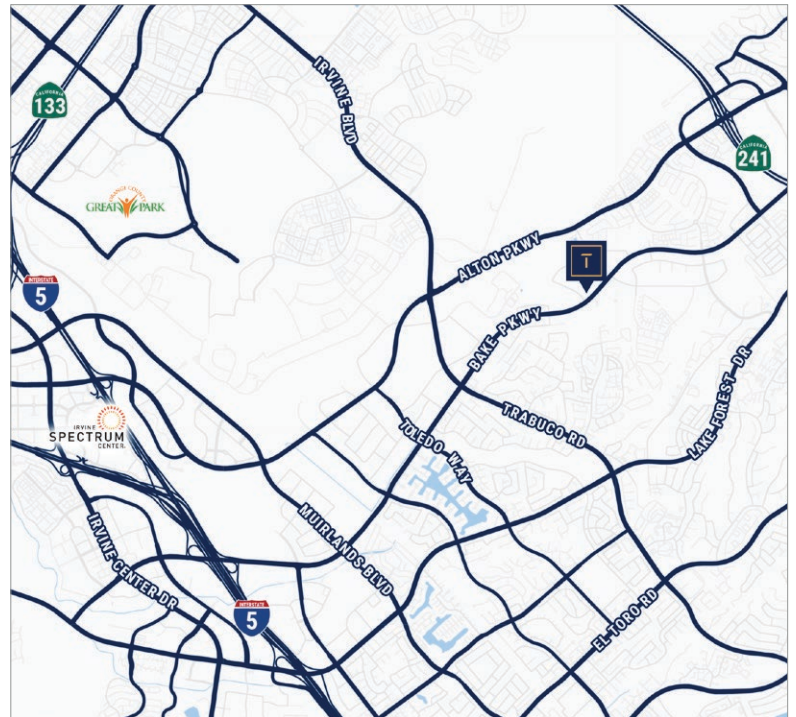
# FOR LEASE - ±25,490 SF INDUSTRIAL

20562 CRESCENT BAY DRIVE, LAKE FOREST, CA 92630



## PROPERTY FEATURES:

- » ±25,490 SF Freestanding Industrial Building
- » ±6,000 SF of Office Space
- » Built in 1998
- » ±20' Minimum Warehouse Clearance
- » Two (2) Ground Level Doors
- » 2.47:1 Parking Ratio (±63 Parking Stalls)
- » 1,000 Amps of Power, 277/480 Volt (verify)
- » Fire Sprinklers
- » High Identity Location on the Corner of Bake Parkway and Crescent Bay Drive
- » Good Access to the 241, 5, 405 and 133 Freeways
- » Potential for a Fenced Yard/Parking Area
- » Potential for a Company Sign on Bake Parkway



## CONTACT US:

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Real Estate Services

**BROKERAGE | INVESTMENTS  
PROPERTY MANAGEMENT**

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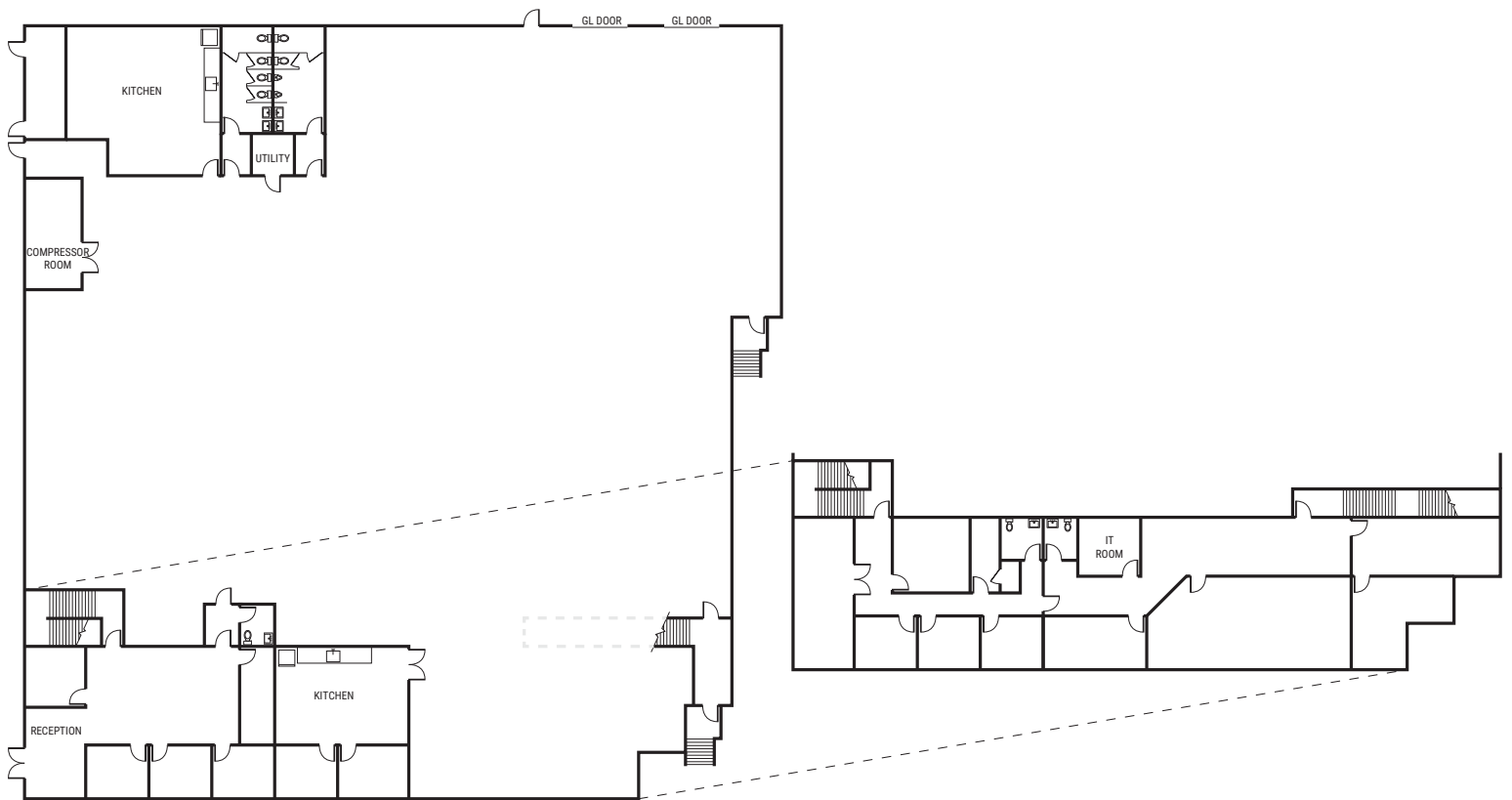
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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Tidemark Real Estate Services, Inc., its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



Not to scale. Not as built.

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