



ARES  
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MANAGEMENT

# SOUTH COUNTY COMMERCE CENTER

25902 TOWNE CENTRE DRIVE, FOOTHILL RANCH, CA, 92610

FOR LEASE | 78,762 SQ FT | Class A Warehouse Facility



STEVE WAGNER

17877 Von Karman Ave., Ste. 500  
Irvine, CA, 92614  
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OWNED BY



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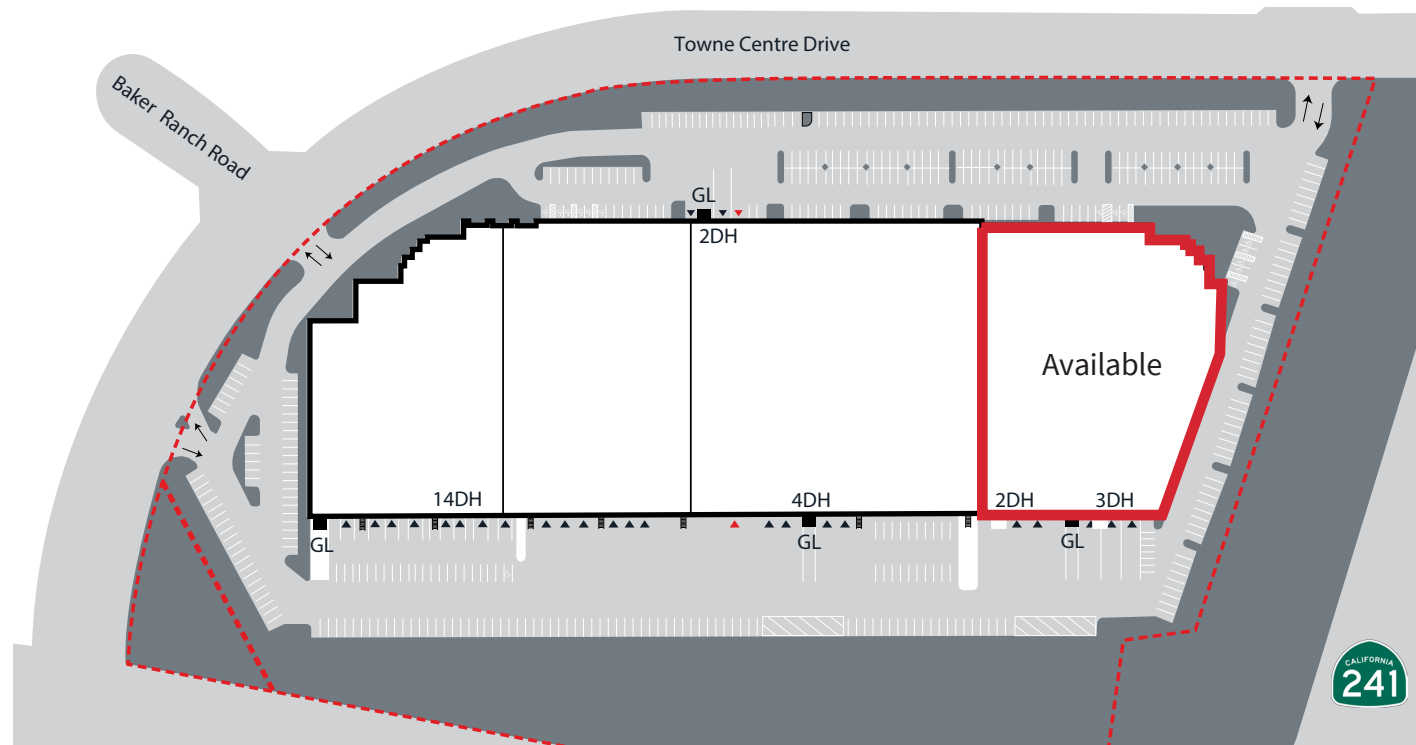
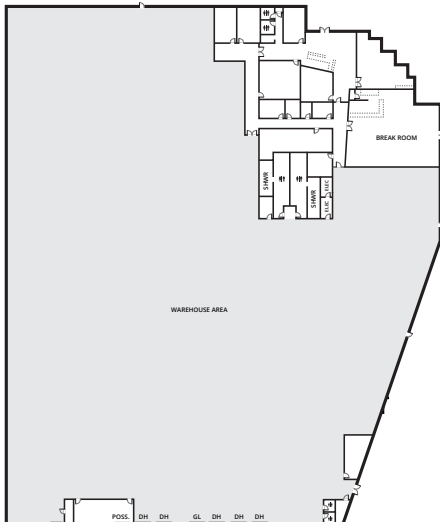
# Property FEATURES

- Rare Class "A" industrial building in South Orange County with signage on the 241
- $\pm 310,067$  SF building
- $\pm 78,762$  SF available
- $\pm 18,143$  SF single story office (can be reduced to  $\pm 15,323$  SF)
- $\pm 12,661$  SF drop ceiling HVAC production space (removable)
- $\pm 47,958$  SF warehouse area (expandable to  $\pm 60,619$  SF)
- Attractive, modern architecture
- 30' minimum warehouse clearance
- Five (5) dock high doors (four with [4] pit levelers)
- One (1) grade level door
- 124' truck court
- 1,000 Amp 277/480V panel (tenant to verify)
- Men's/women's locker rooms with showers
- Energy efficient warehouse lighting
- 50' x 52' (typical) column spacing
- 123 parking stalls (1.57/1,000 ratio)
- ESFR fire sprinklers
- Large lunch room, ample restrooms and dramatic lobby
- Shop restrooms

## EXISTING FLOOR PLAN



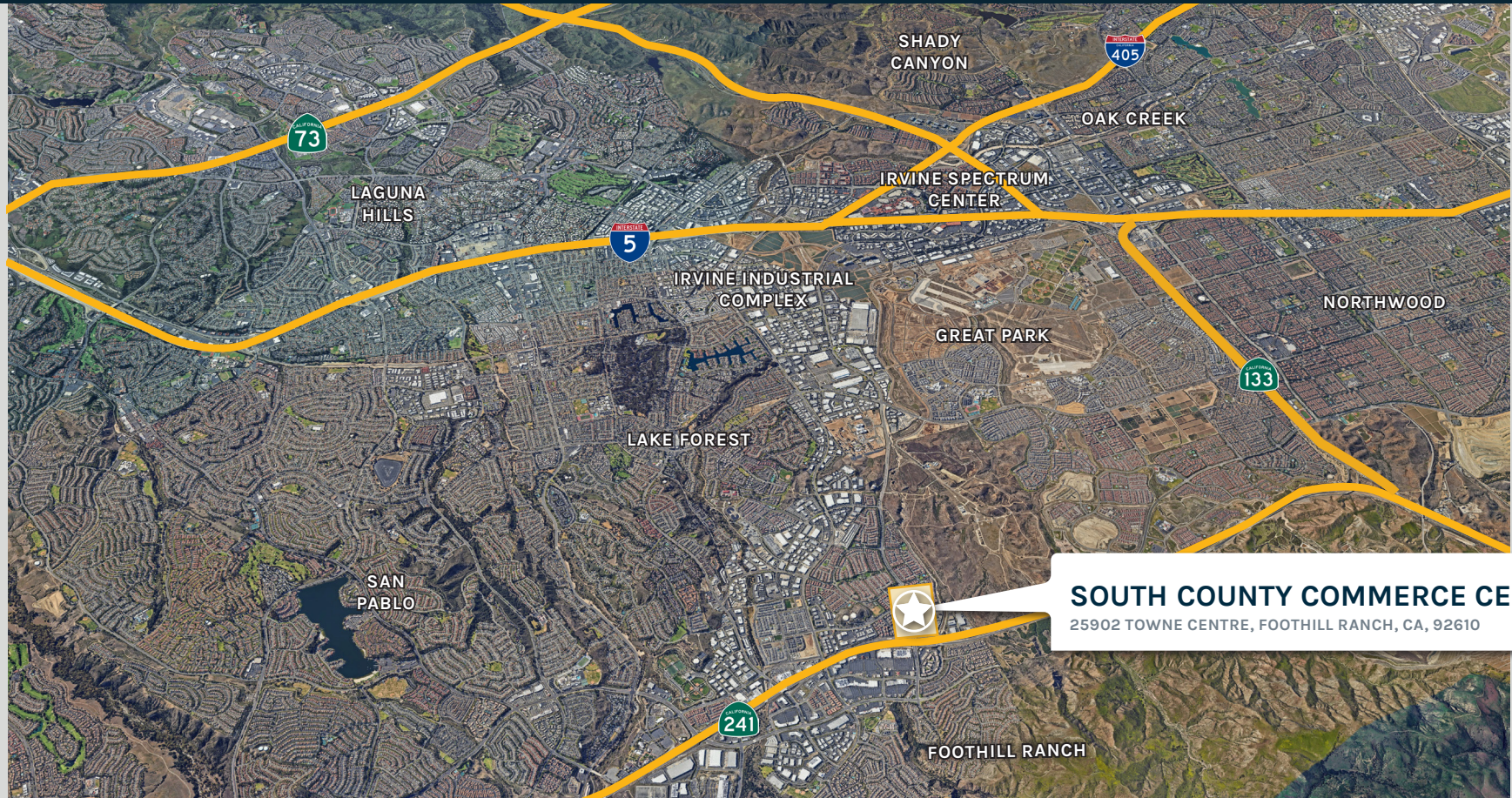
## HYPOTHETICAL FLOOR PLAN



# Location HIGHLIGHTS

- Less than .25 miles to the Foothill Towne Centre and less than 5 miles to the Irvine Spectrum Center, offering a wide range of dining and entertainment options

- Immediate access to the 241 Corridor offering an easy commute to anywhere in Orange County and the Inland Empire
- Excellent proximity to strong and diverse labor pool



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## ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit [www.aresmgmt.com](http://www.aresmgmt.com).



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