

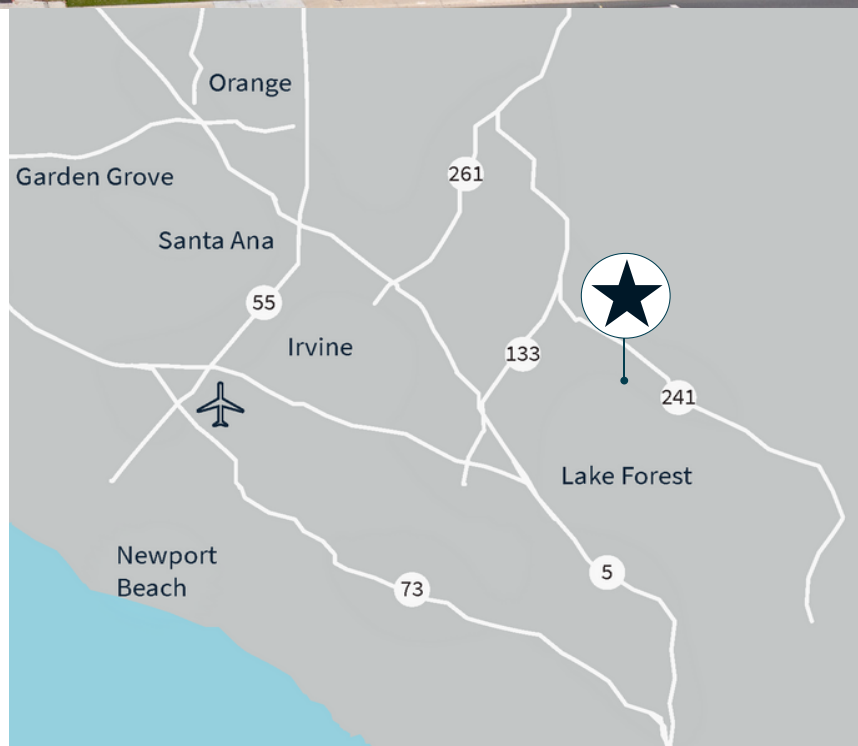
25,560 SF For Sublease

25731 Commercentre Drive, Lake Forest CA 92630



Sublease highlights

- 25,560 SF distribution space
 - 3,458 SF office
 - 22,110 SF warehouse
- 24' clear height
- 400A, 277/480V, 3-phase (verify)
- .45/3,000 GPM sprinkler system (verify)
- Ten (10) dock-high doors
- Two (2) grade level doors
- 2:1,000 parking ratio
- Sublease term through 11/30/2027
- Easy access to the 241, I-5, & I-405 Freeways
- Excellent identity on Commercentre Drive
- Close proximity to Foothill Towne Centre Retail project



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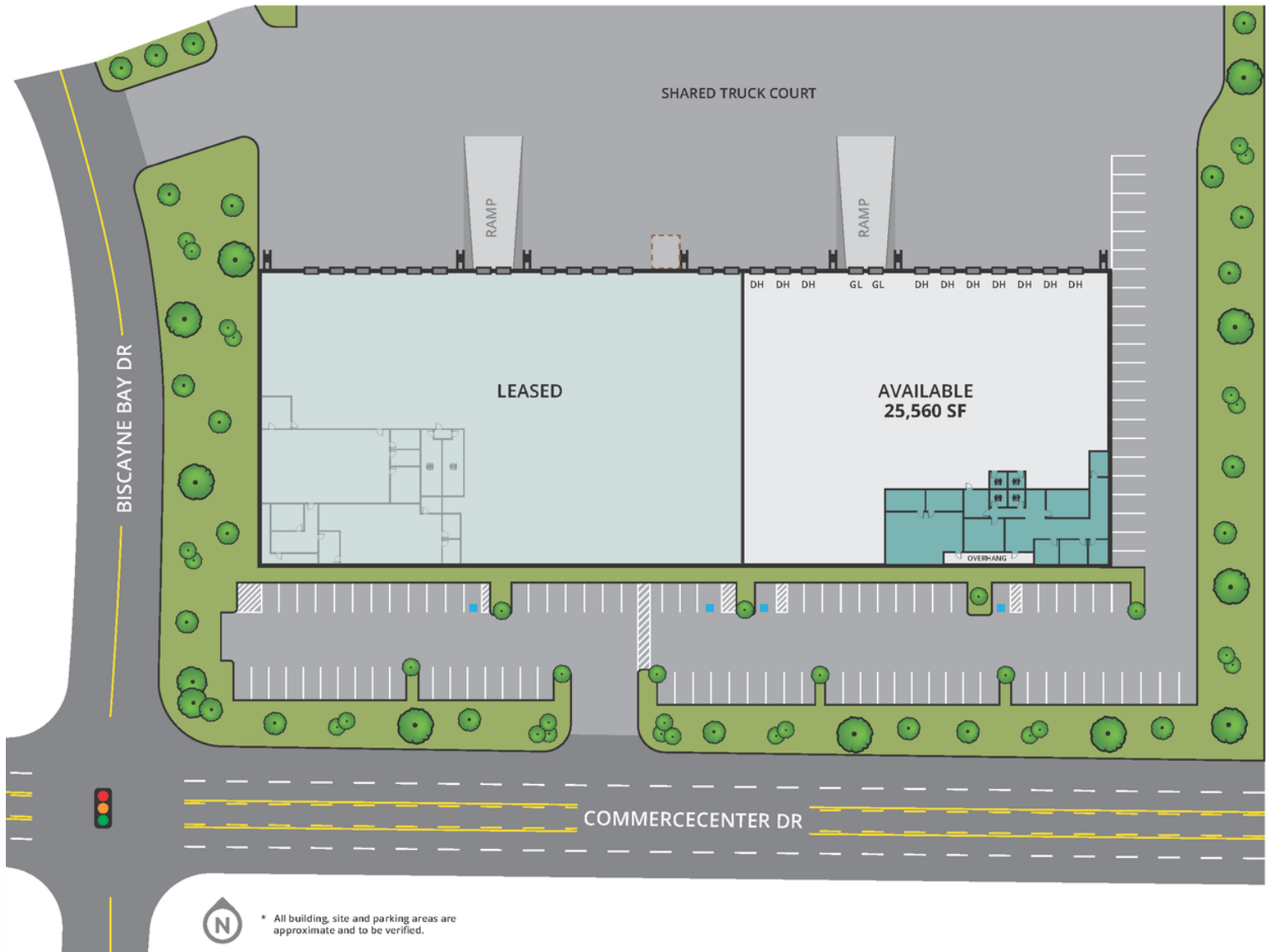


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Site Plan



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