



South County Commerce Center

25892-25902 Towne Centre Drive, Foothill Ranch, CA, 92610



310,392 SQ FT
for lease



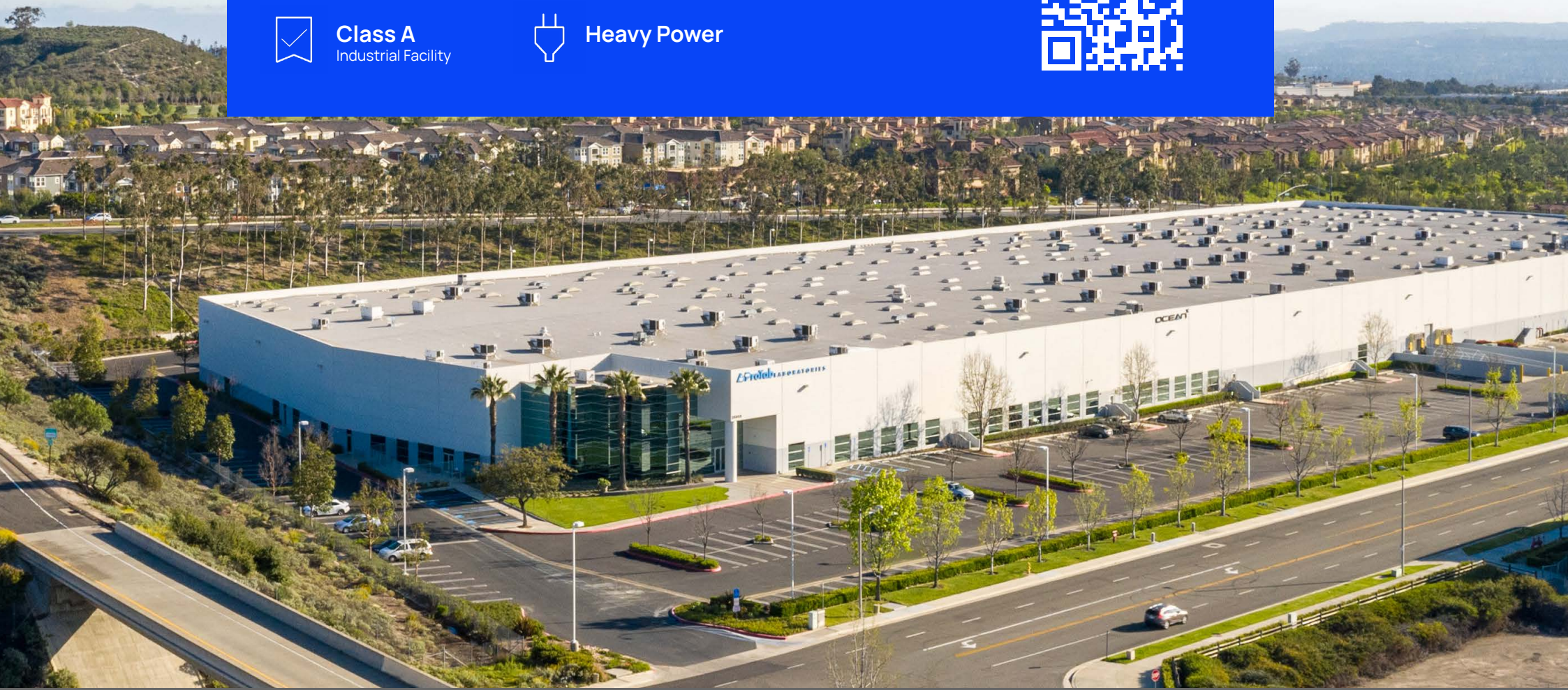
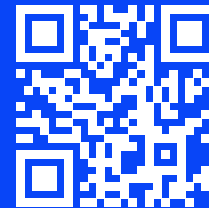
30'
clear height



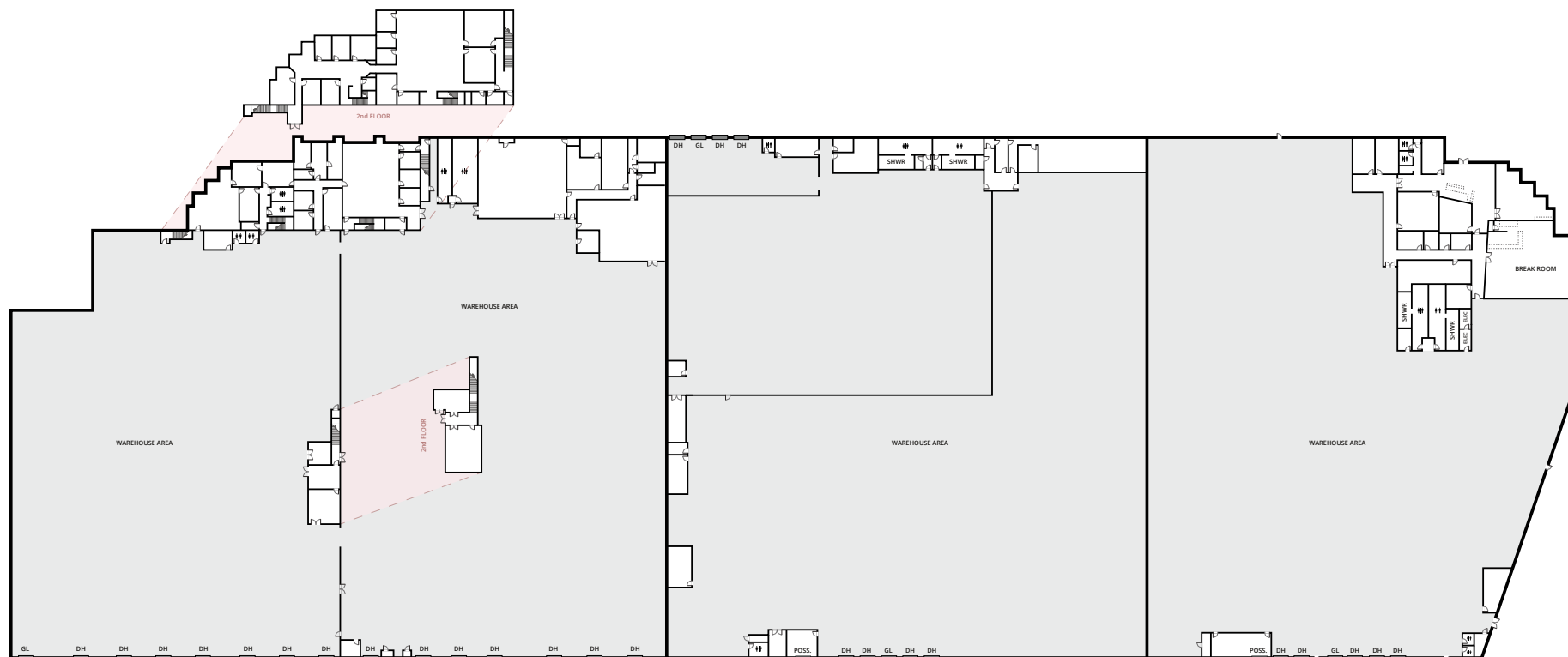
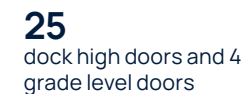
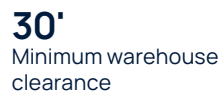
Class A
Industrial Facility



Heavy Power



25892-25902 Towne Centre Dr, Foothill Ranch



*The building has electrical gear, electrical gear ducts, and structures installed to serve 5,000 Amps at 277/480V. Tenant to verify electrical load upstream, electrical capacity, and transformation with the public utility (Southern California Edison).

Property Features

25892-25902 Towne Centre Dr #A/B/C, Foothill Ranch



±232,030 SF
Available space



±31,632 SF
Office space



30'
Minimum warehouse
clearance



ESFR
Fire sprinklers



20
dock high doors and 3
grade level doors



Large lunch room,
ample restrooms and
employee shower



±323
Parking stalls



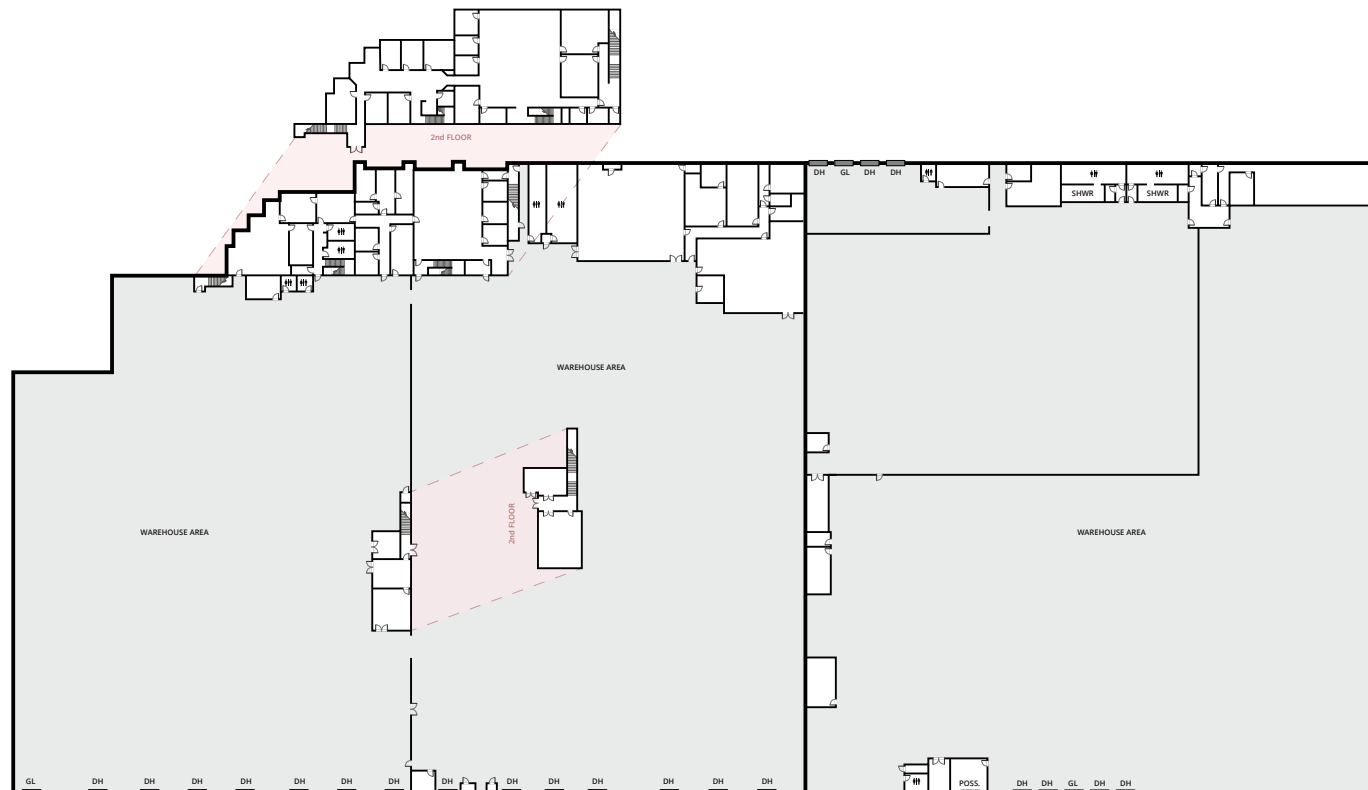
50'x52'
Column spacing
(typical)



±77,000 SF
drop-ceiling HVAC
manufacturing space w/
12' ceilings + extensive
power drops (removable)



124'
Truck court



Property Features

25892 Towne Centre Dr #C / 25902 Towne Center Dr, Foothill Ranch



±179,686 SF
Available space



±26,143 SF
Office space



30'
Minimum warehouse
clearance



ESFR
Fire sprinklers



11
dock high doors and 3
grade level doors



Large lunch room,
ample restrooms and
employee shower



±250
Parking stalls



50'x52'
Column spacing
(typical)



±24,000 SF
drop-ceiling HVAC
manufacturing space w/
12' ceilings + extensive
power drops (removable)



124'
Truck court



Property Features

25892-25902 Towne Centre Dr #A/B, Foothill Ranch



±130,706 SF
Available space



±23,775 SF
Office space



30'
Minimum warehouse
clearance



ESFR
Fire sprinklers



14
dock high doors and 1
grade level doors



Large lunch room,
ample restrooms and
employee shower



±180
Parking stalls



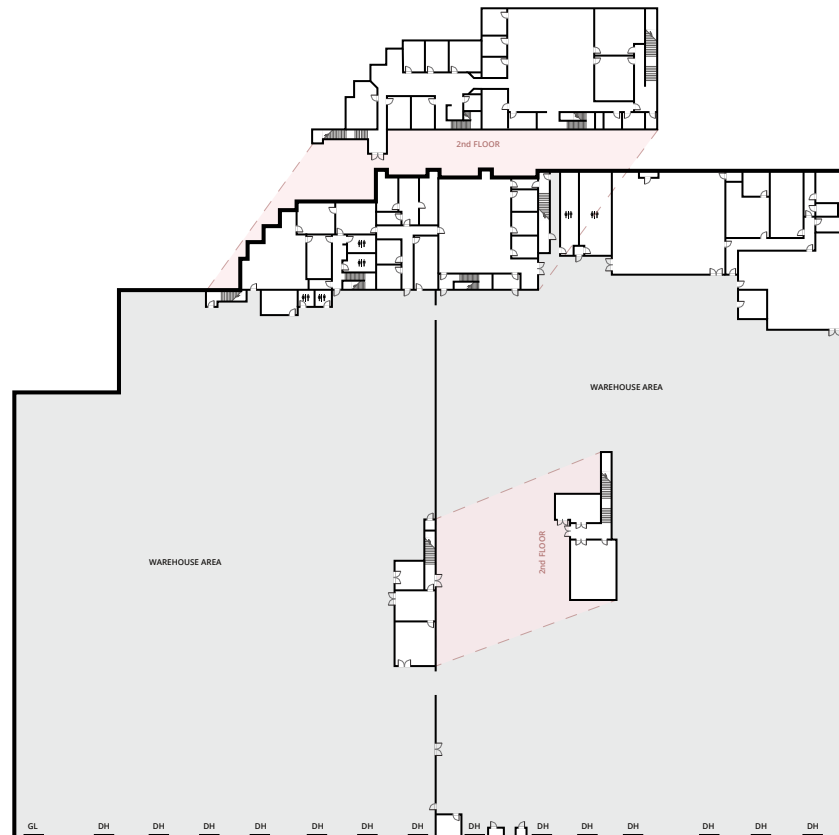
50'x52'
Column spacing



±53,000 SF
drop-ceiling HVAC
manufacturing space w/
12' ceilings + extensive
power drops (removable)



124'
Truck court



Property Features

25892-25902 Towne Centre Dr, Foothill Ranch



±78,762 SF
Available space



±18,143 SF
Office space
(single-story)



30'
Minimum warehouse
clearance



ESFR
Fire sprinklers



5
dock high doors and 1
grade level doors



Large lunch room,
ample restrooms and
employee shower



±108
Parking stalls

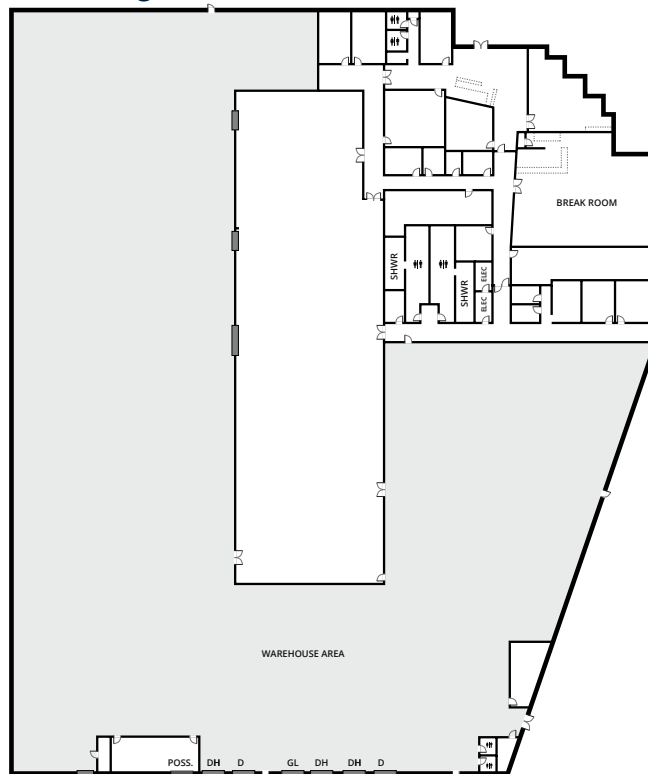


50'x52'
Column spacing
(typical)



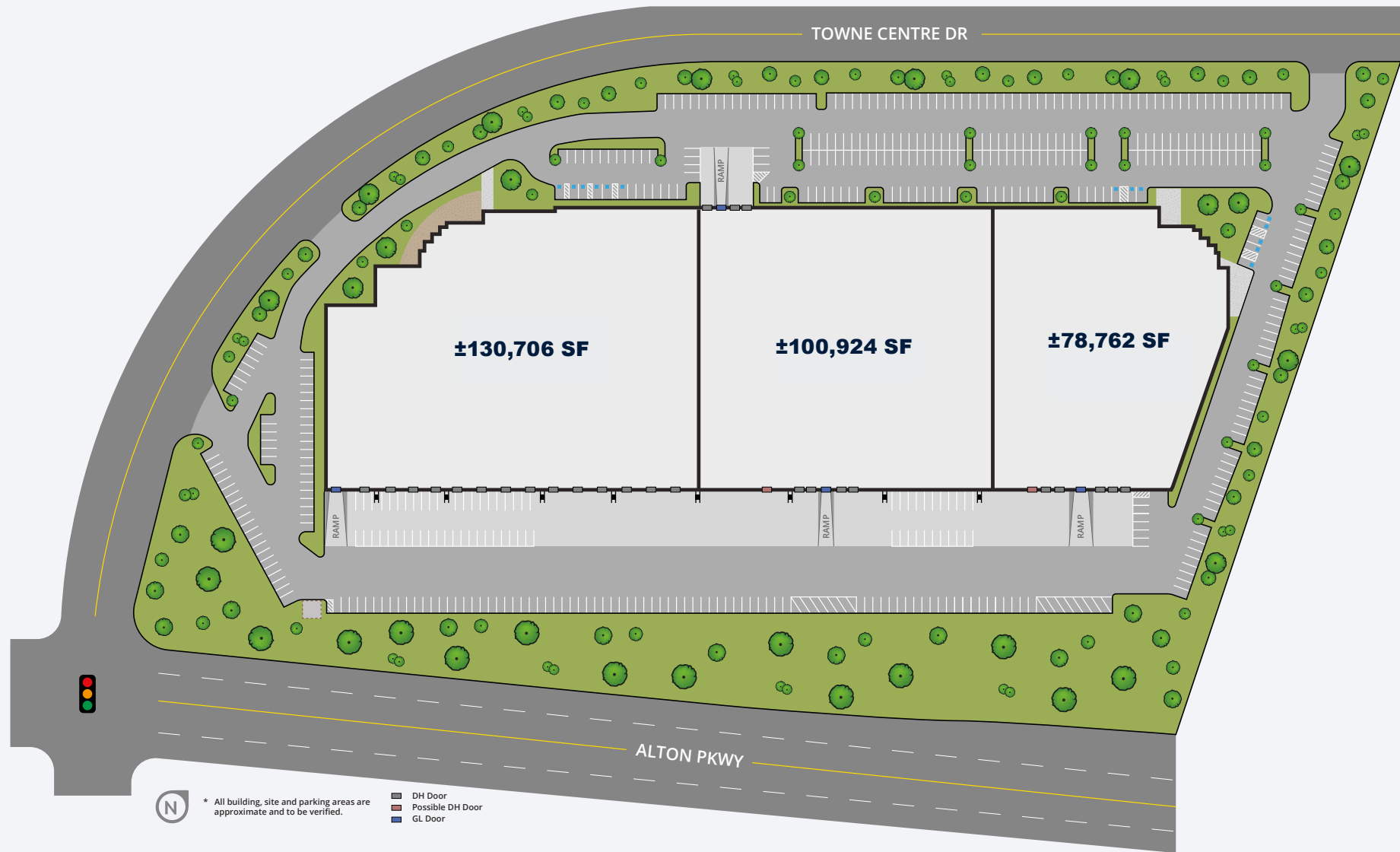
124'
Truck court

Existing Floor Plan



Hypothetical Floor Plan





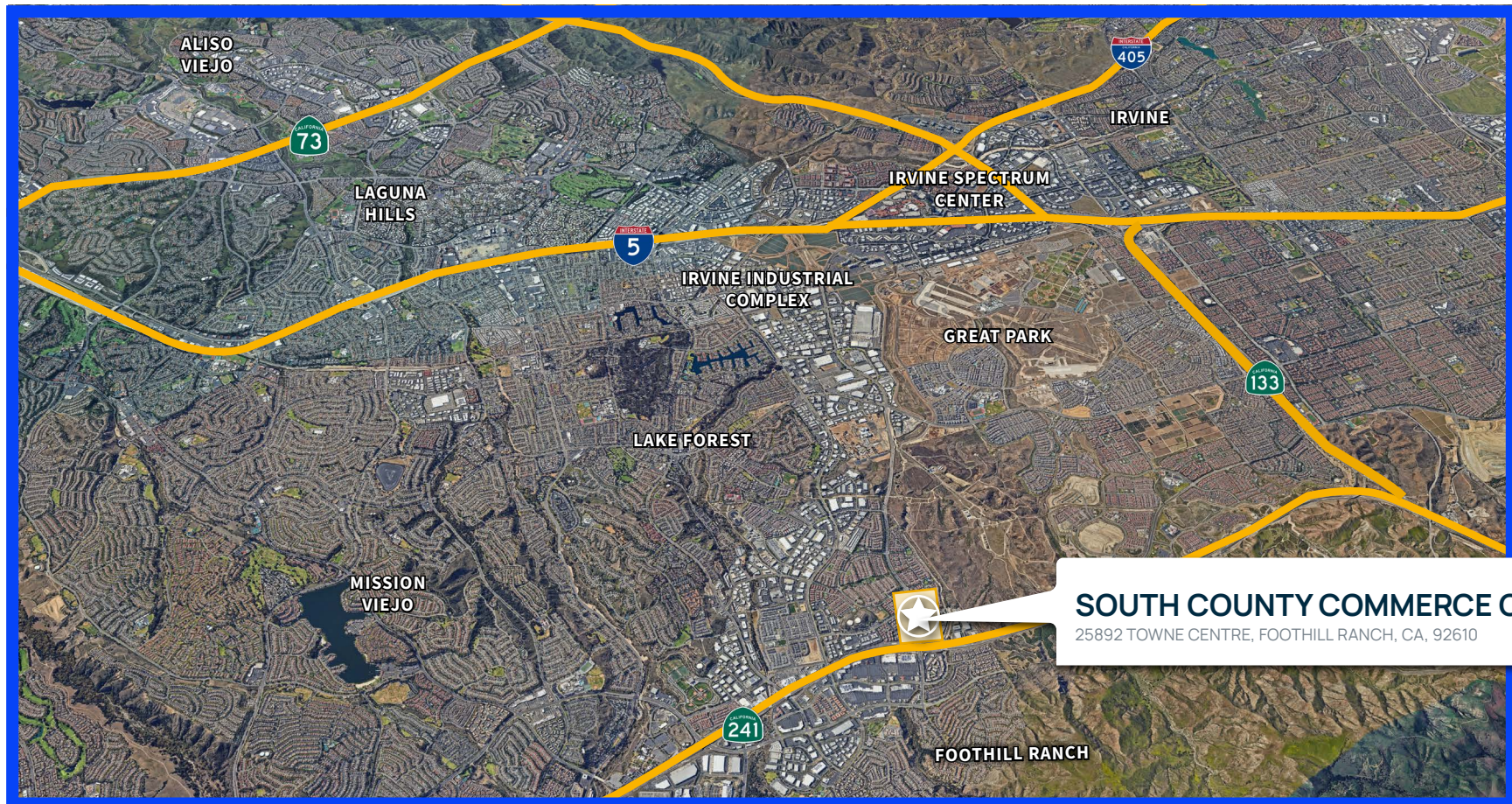


Location Highlights

 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



Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.glp.com.br.

If you would like any further information on the building, or to arrange a meeting, please contact:

STEVE WAGNER

17877 Von Karman Ave., Ste. 500
Irvine, CA, 92614
949-683-9780

LOUIS TOMASELLI

17877 Von Karman Ave., Ste. 500
Irvine, CA, 92614
949-683-9780

ZACH NILES

17877 Von Karman Ave., Ste. 500
Irvine, CA, 92614
949-683-9780

