



+48,873 SF AVAILABLE FOR LEASE

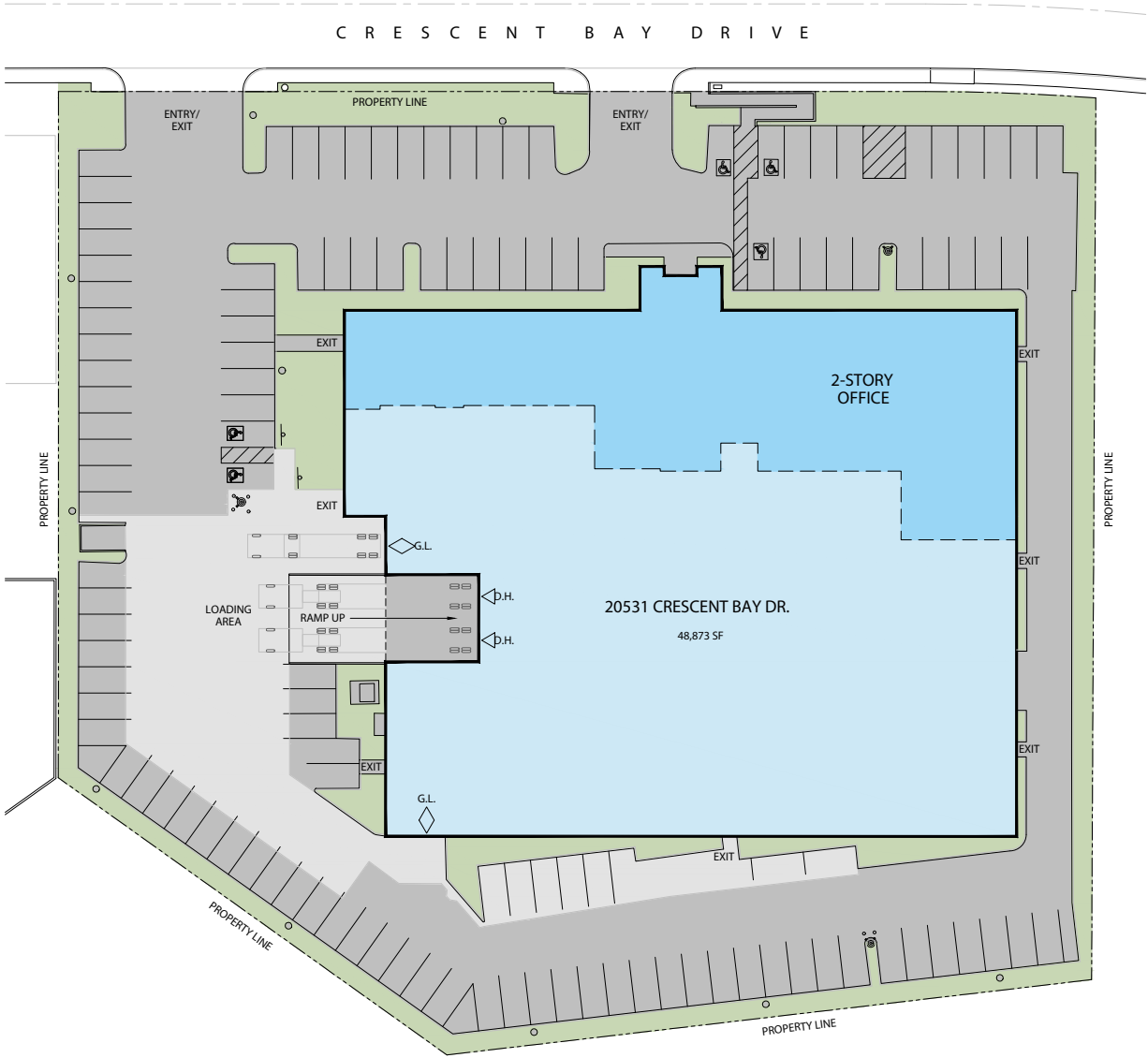
PREMIER INDUSTRIAL/CORPORATE HEADQUARTERS AVAILABLE
20531 Crescent Bay Drive | Lake Forest, CA 92630



Property Highlights

- ±48,873 SF building on a ±2.47 acre parcel
- ±21,103 SF of office space
- ±27,770 SF of warehouse space
- 24' warehouse clearance
- 2 grade level doors (12'W x 10'H)
- 2 dock high doors with 2 pit levelers
- 2 EV Chargers
- 3 HVSL fans in warehouse
- Fire sprinkler system (.34/2,400 SF)
- ±118 parking stalls
- Possible secured yard
- 1,200 AMP, 277/480V, 3-Phase switchgear*

*Maximum electrical capacity is subject to switchgear, transformer, underground pull section, and utility availability/capacity. Tenant and Broker to confirm with utility their requirements (including timing of said requirements) to meet their operational needs. Landlord will reasonably cooperate with Tenant to achieve Tenant's power needs. Currently, the building is served by 600 Amps. The existing transformer will need to be upgraded to support 1,200 Amps, and the transformer & pad will need to be upgraded to reach 2,500 Amps.



PLAN LEGEND	
	GRADE LEVEL DOOR SYMBOL
	DOCK HIGH DOOR SYMBOL

AUTO PARKING: 118 STALLS



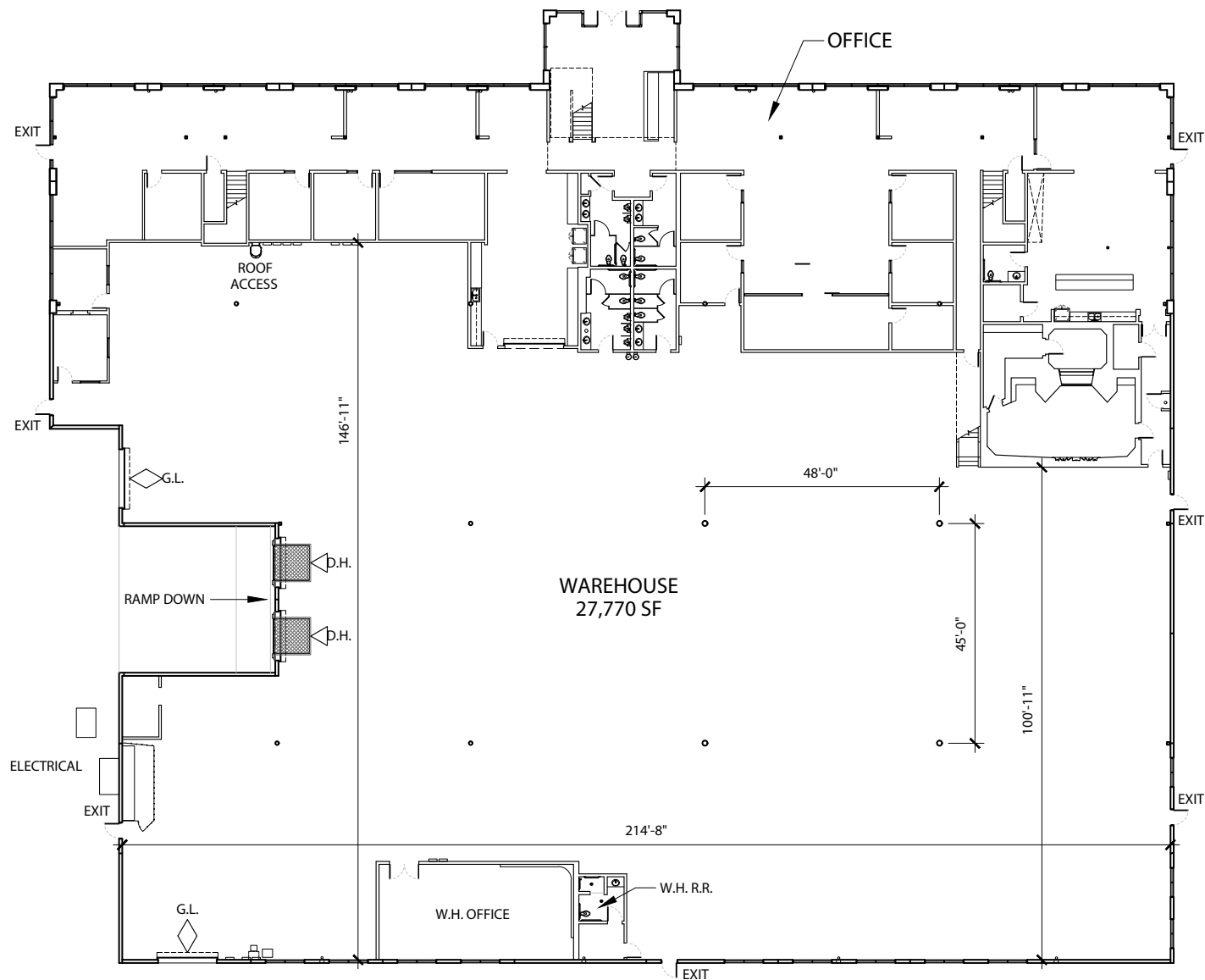
SCALE: 1" = 40'-0"

WAREHOUSE
±27,770 SF

OFFICE
±21,103 SF

TOTAL
±48,873 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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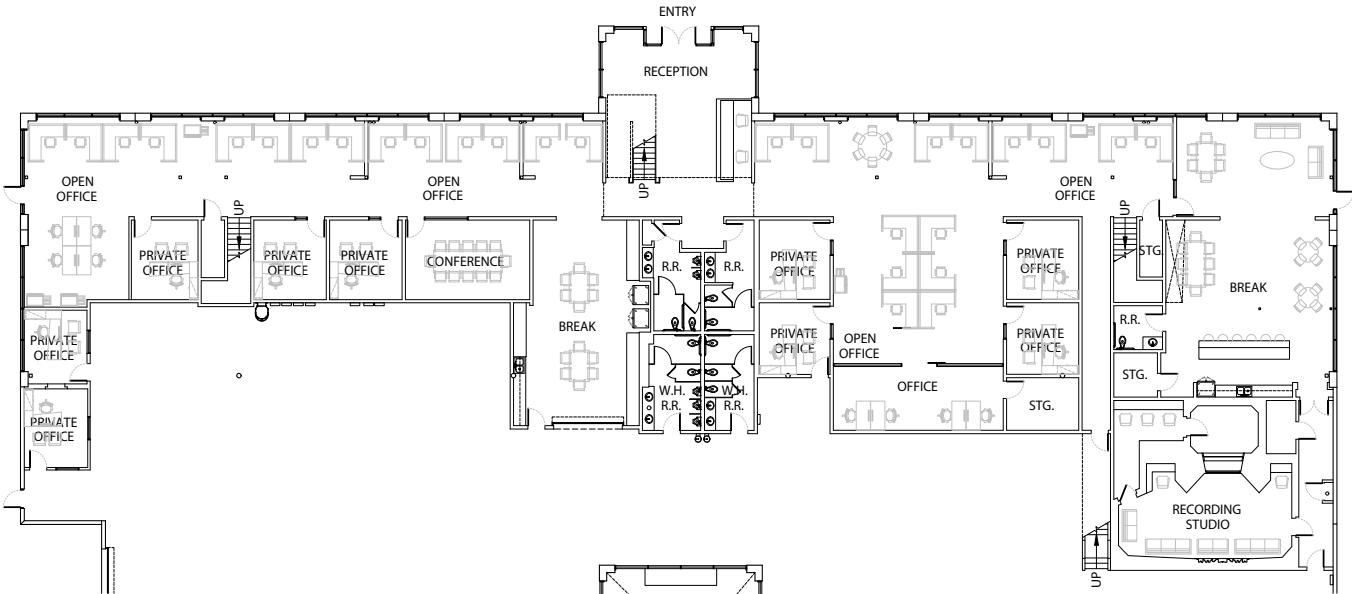
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TOTAL
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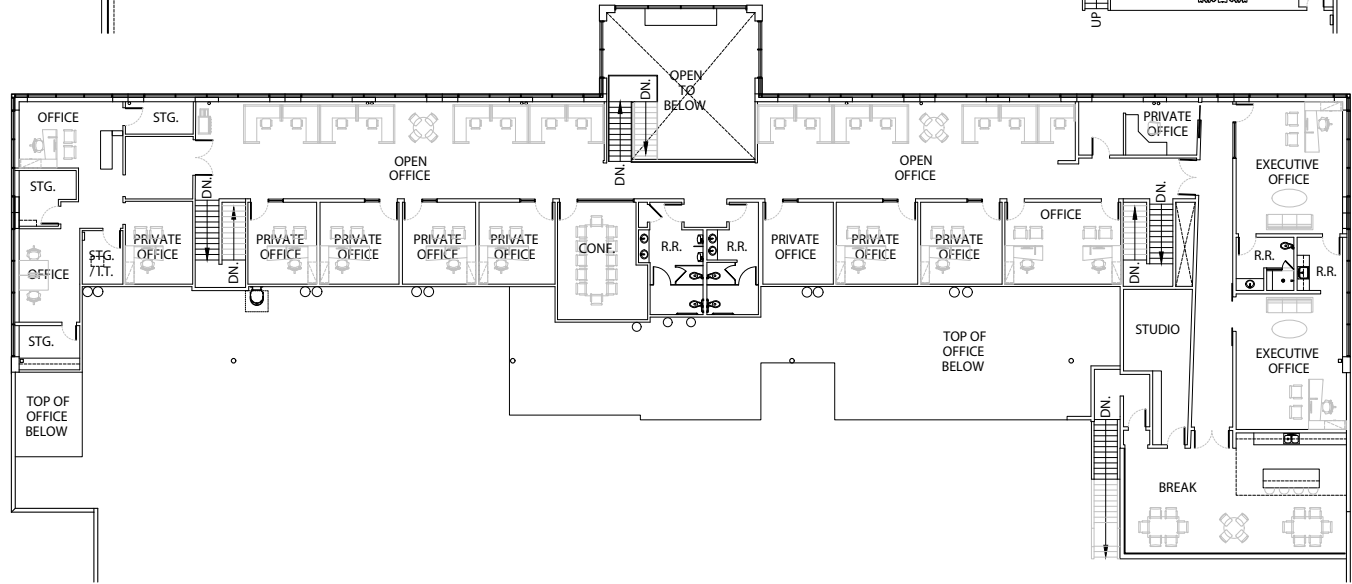
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Ground Level



Mezzanine



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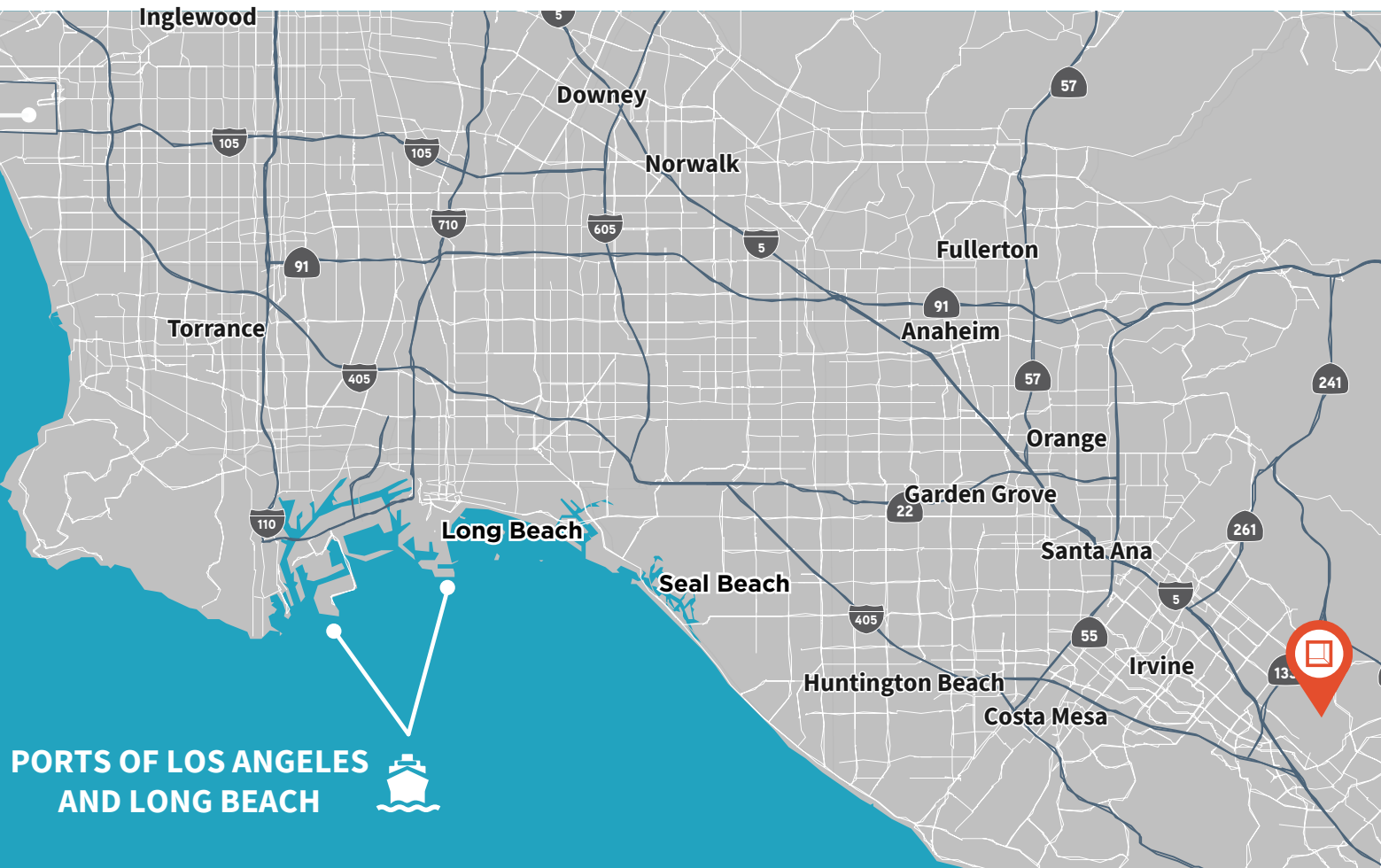
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LOS ANGELES
AIRPORT



PORTS OF LOS ANGELES
AND LONG BEACH



3.3 Miles
to I-5 freeway

18.4 Miles
to I-405 freeway

5.3 Miles
to SR-133 freeway

13 Miles
to 55 freeway

11.8 Miles
to SNA

38.5 Miles
to Ports of LA & Long Beach



**Rexford
Industrial**

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