

±48,873 SF AVAILABLE FOR LEASE

PREMIER INDUSTRIAL/CORPORATE HEADQUARTERS AVAILABLE

20531 Crescent Bay Drive | Lake Forest, CA 92630

Rexford Industrial

JLL



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**

**Sprinkler upgrade to ESFR possible.*
***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.*

Site Plan

20531 CRESCENT BAY DRIVE



PLAN LEGEND

G.L. GRADE LEVEL DOOR SYMBOL

D.H. DOCK HIGH DOOR SYMBOL

AUTO PARKING: 118 STALLS

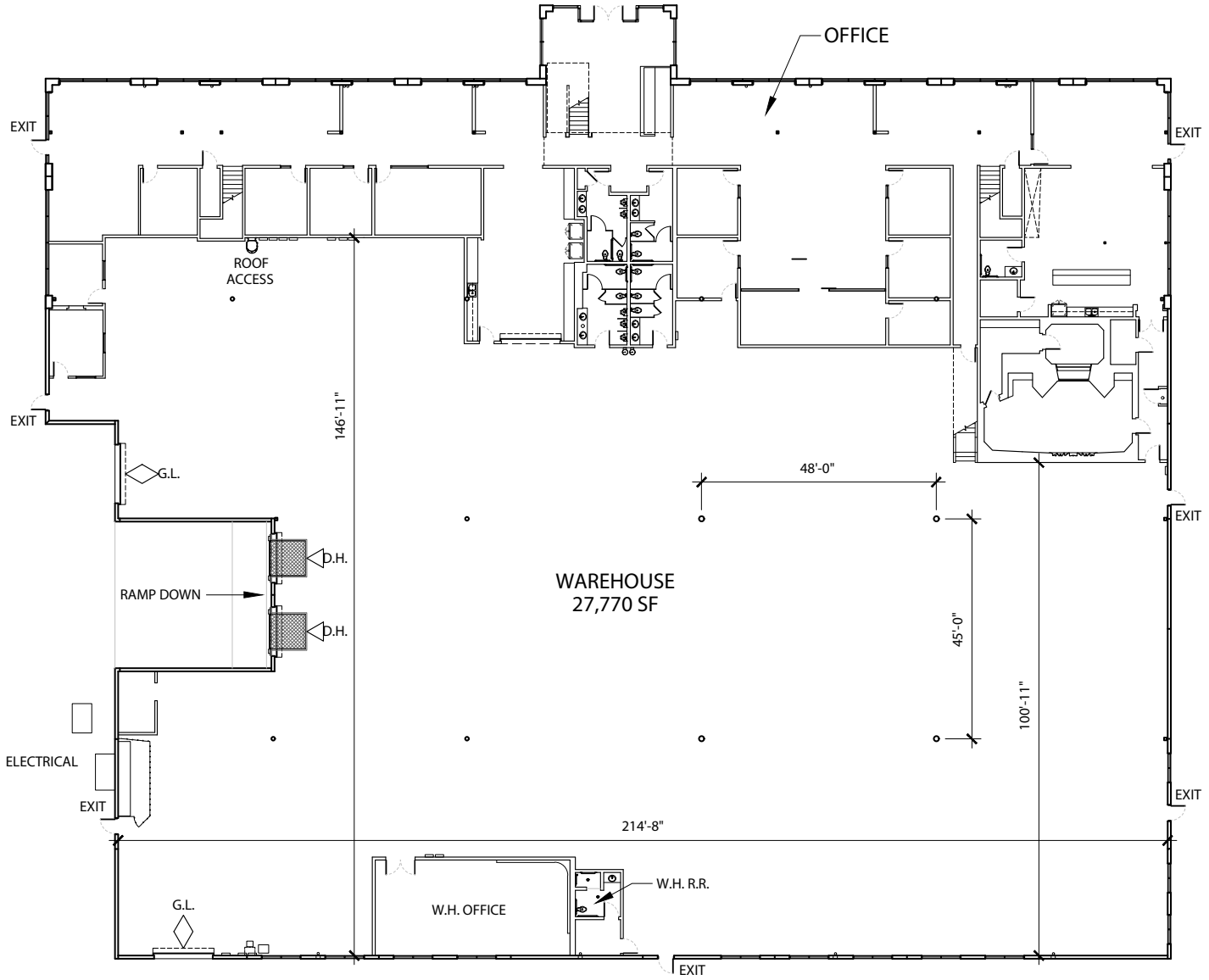
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SCALE: 1" = 40'-0"

WAREHOUSE	OFFICE	TOTAL
±27,770 SF	±21,103 SF	±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.

Overall Floor Plan

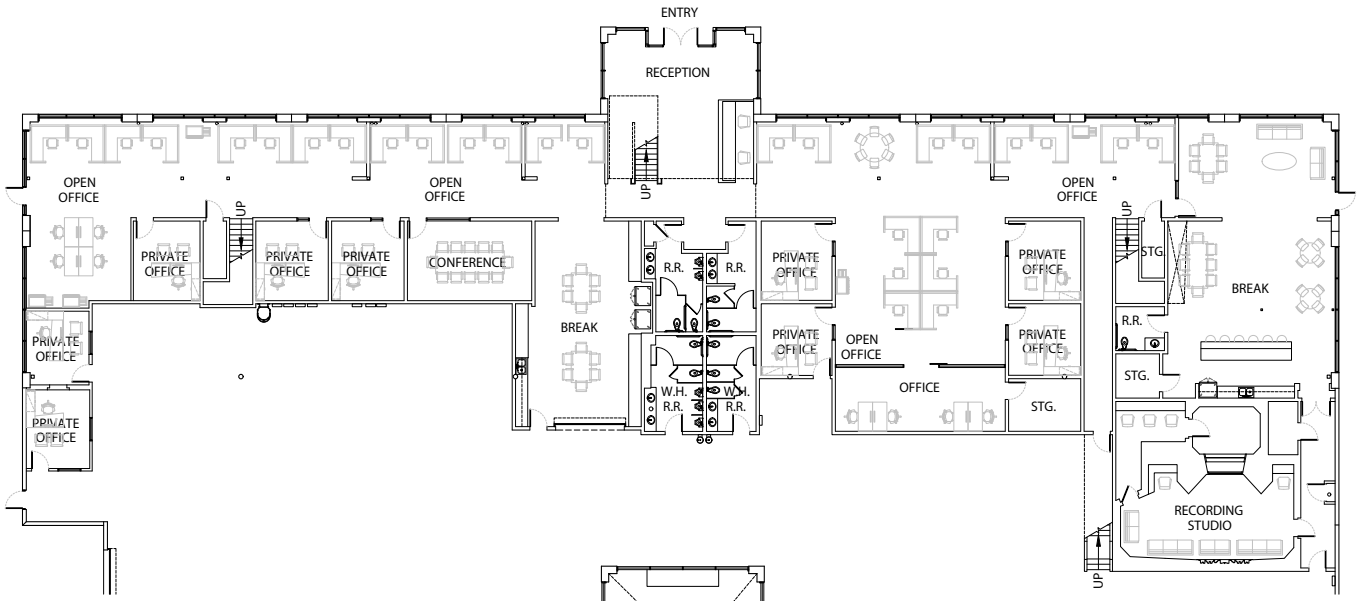


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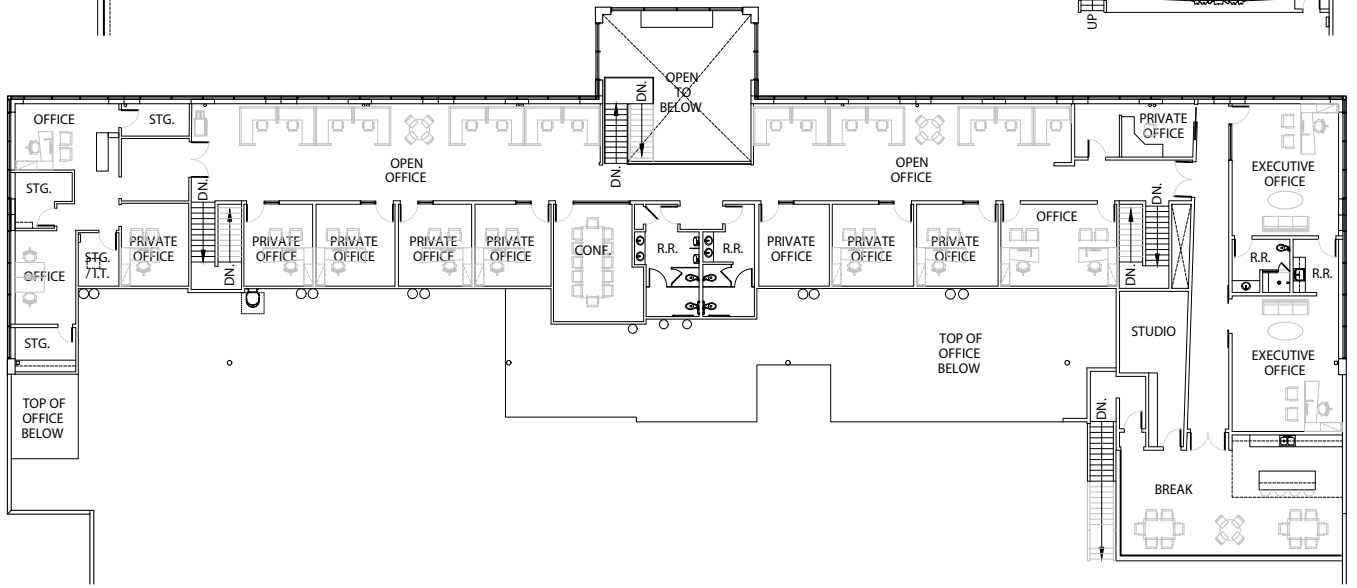
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Office Plan

Ground Level



Mezzanine

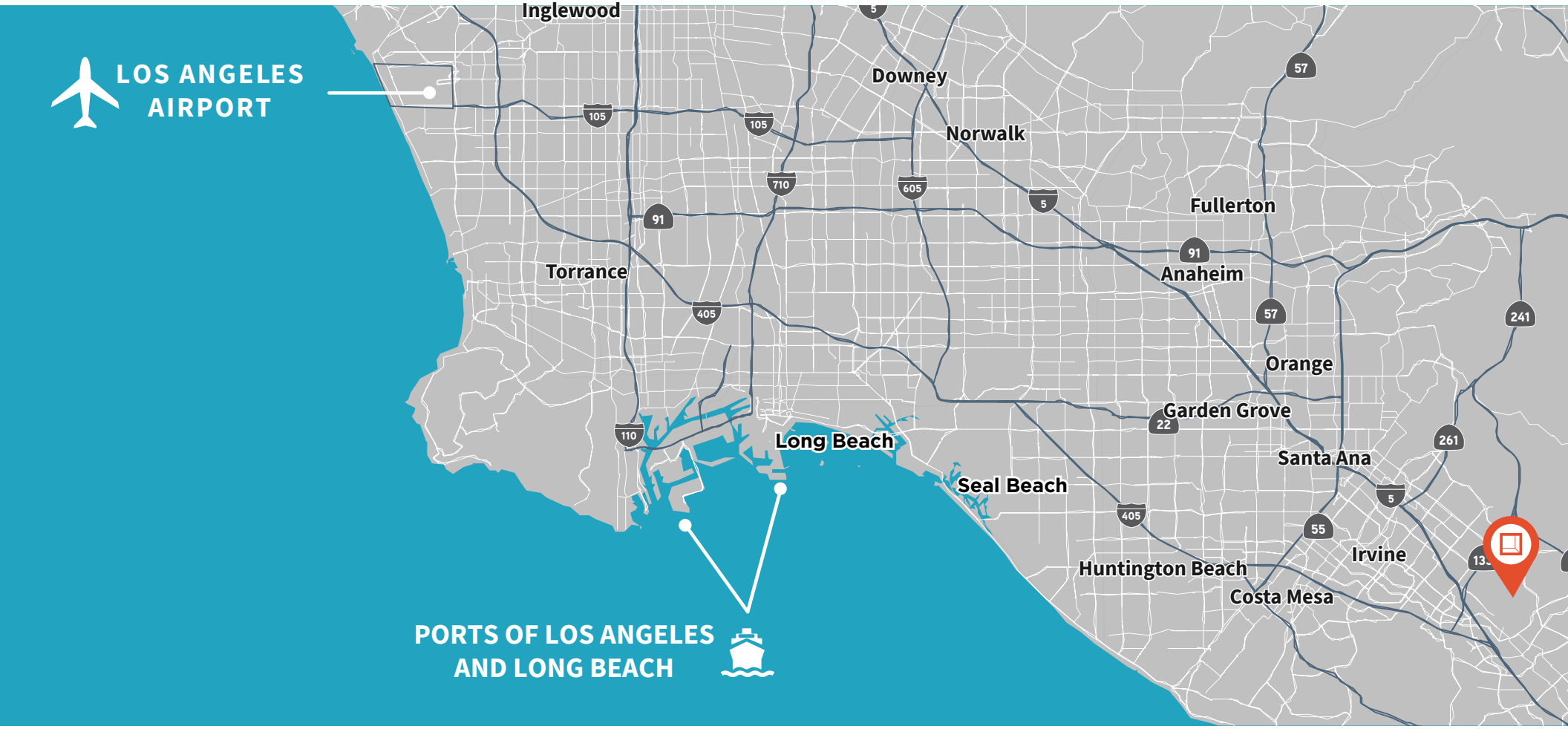


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Location

20531 CRESCENT BAY DRIVE



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

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