



±6,399 SF AVAILABLE FOR LEASE

LAKE FOREST BUSINESS CENTER

INDUSTRIAL WAREHOUSE AVAILABLE

20472 Crescent Bay Drive, Unit 104 | Lake Forest, CA





Property Highlights

- **±6,399 SF Industrial Building**
- **±3,290 SF of Two (2) Story Office**
- **One (1) Ground Level Door**
- **±22' Warehouse Clearance**
- **Fully Sprinklered**
- **Abundance of Free Surface Parking**
- **±200 Amps of Power (to verify)**
- **Available Now!**





WAREHOUSE

±3,109 SF

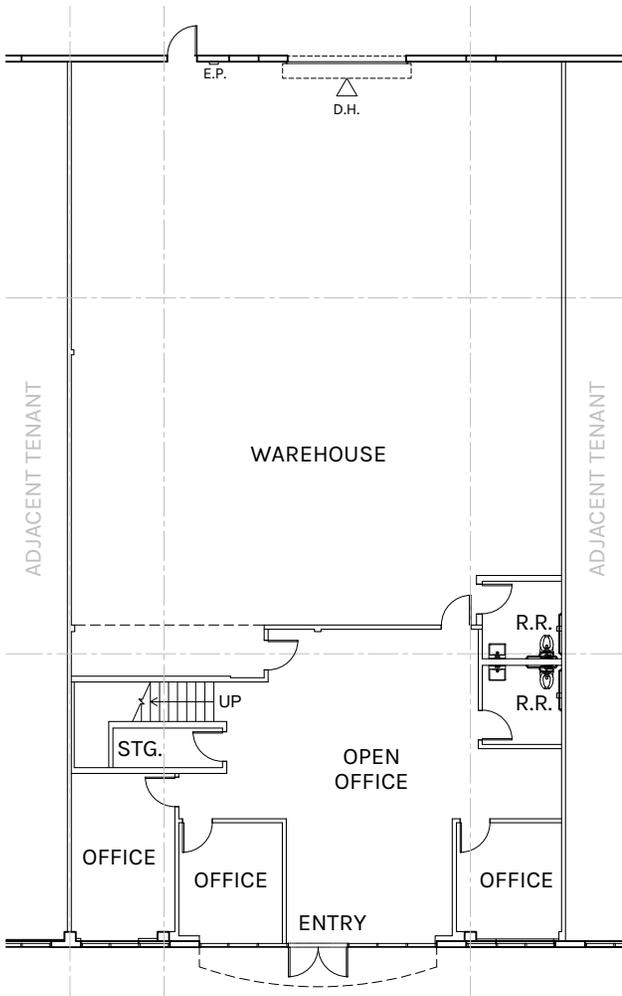
OFFICE

±3,290 SF

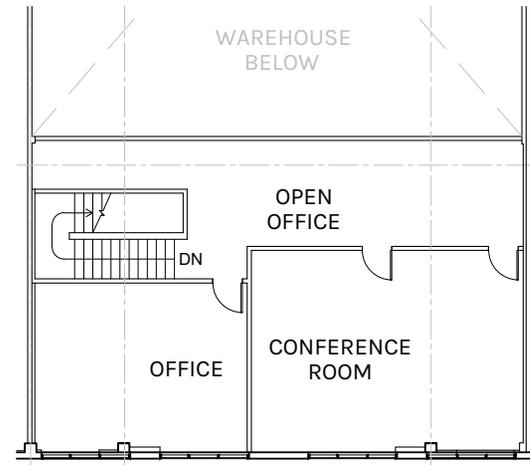
TOTAL

±6,399 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.



First Floor



Second Floor

WAREHOUSE
±3,109 SF

OFFICE
±3,290 SF

TOTAL
±6,399 SF

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Project Highlights

- High Image Business Park
- Located between 241 Toll Road & 5/405 Freeways
- Easy Access to Numerous Retail Amenities
- Large Truck Court with Excellent Circulation
- Professionally Owned and Managed





**Rexford
Industrial**

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