

FOR LEASE

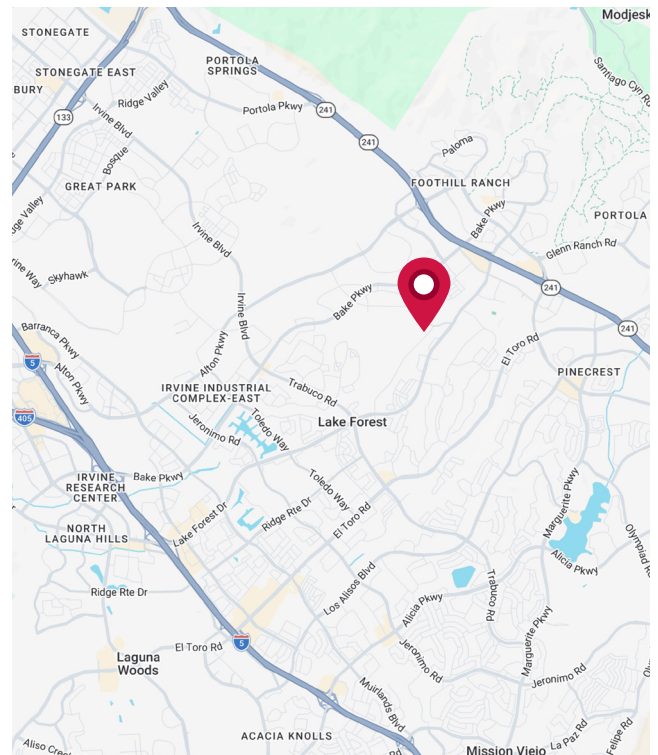
26301 DIMENSION DR, LAKE FOREST

±8,994 SF SINGLE-STORY FREESTANDING INDUSTRIAL BUILDING



PROPERTY FEATURES

- ±8,994 SF Freestanding, Single-Story Industrial Building
- ±1,500 SF of Office Space
- Two (2) Oversized Ground Level Loading Doors (Approx. 12' x 15'). One (1) of which is Automatic.
- 400 Amps, 277/480V (verify)
- 18' Warehouse Clearance
- Sprinklers – .33gpm/3,060 SF
- Permitted Hard Deck Mezzanine
- Private Yard
- 2.2:1 Parking Ratio (22 Spaces) with Additional Street Parking
- Year Built - 1991
- No HOA
- Available to occupy - 11/1/26
- **Asking: \$1.85/SF GRS**



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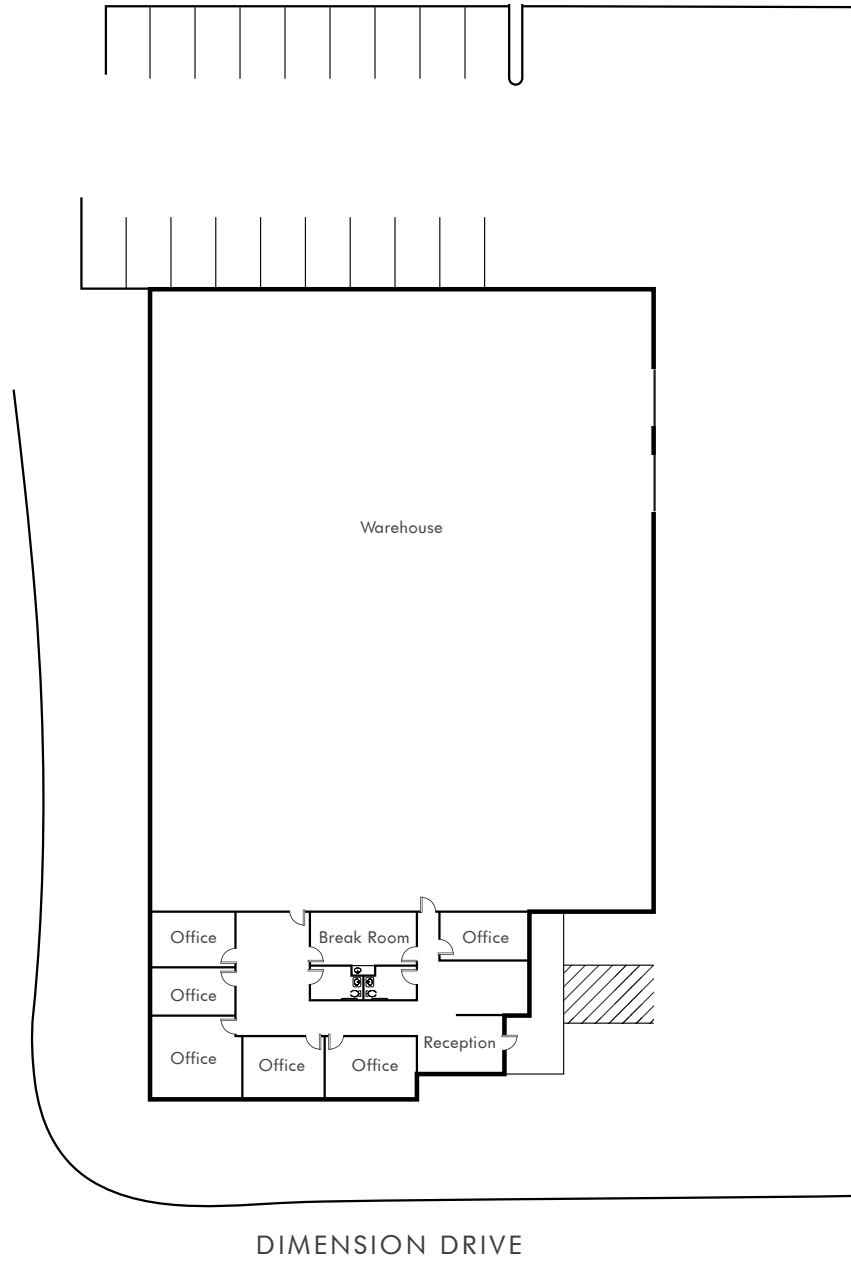


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SITE PLAN



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