

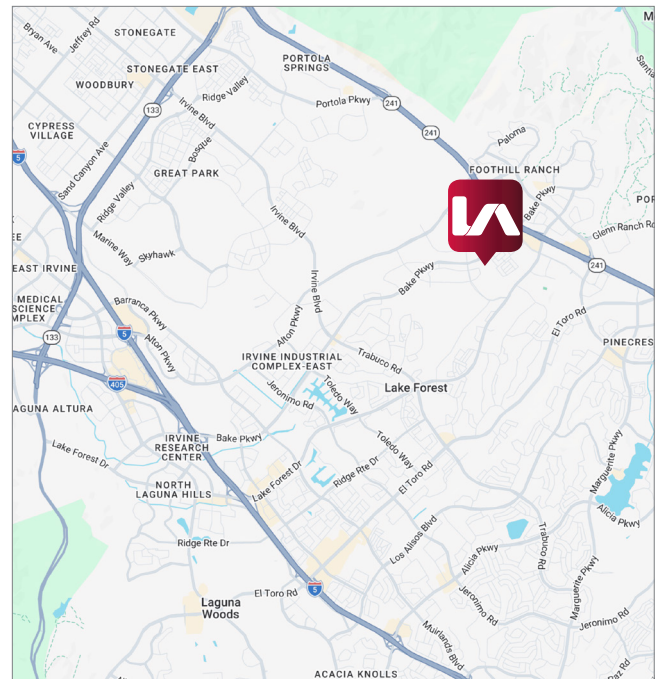
INDUSTRIAL FOR LEASE ENTERPRISE TECHNOLOGY COURT

26170 Enterprise Way, Suite 300, Lake Forest



PROPERTY DESCRIPTION

- Newer Construction, High-Image Business Park
- ±3,372 SF Total with ±933 SF of Ground Floor Office Space
- ±1,056 SF of Mezzanine Office
- ±1,383 SF High Clearance Warehouse
- 3 Restrooms
- 250 Amps
- Fully Sprinklered
- 3:1 Parking Ratio
- 22' Ceiling Clearance
- Excellent Access to Towne Centre Retail Amenities
- Dual Tenants Capabilities



Ted Rommel
trommel@leeirvine.com
D 949.790.3112

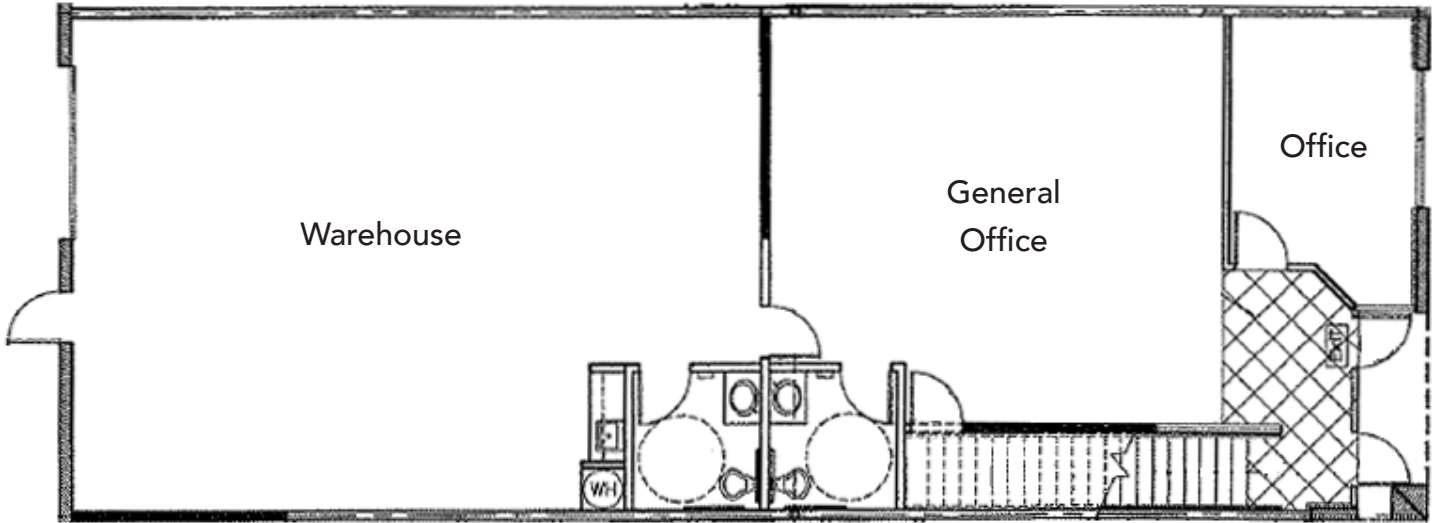
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL FOR LEASE ENTERPRISE TECHNOLOGY COURT

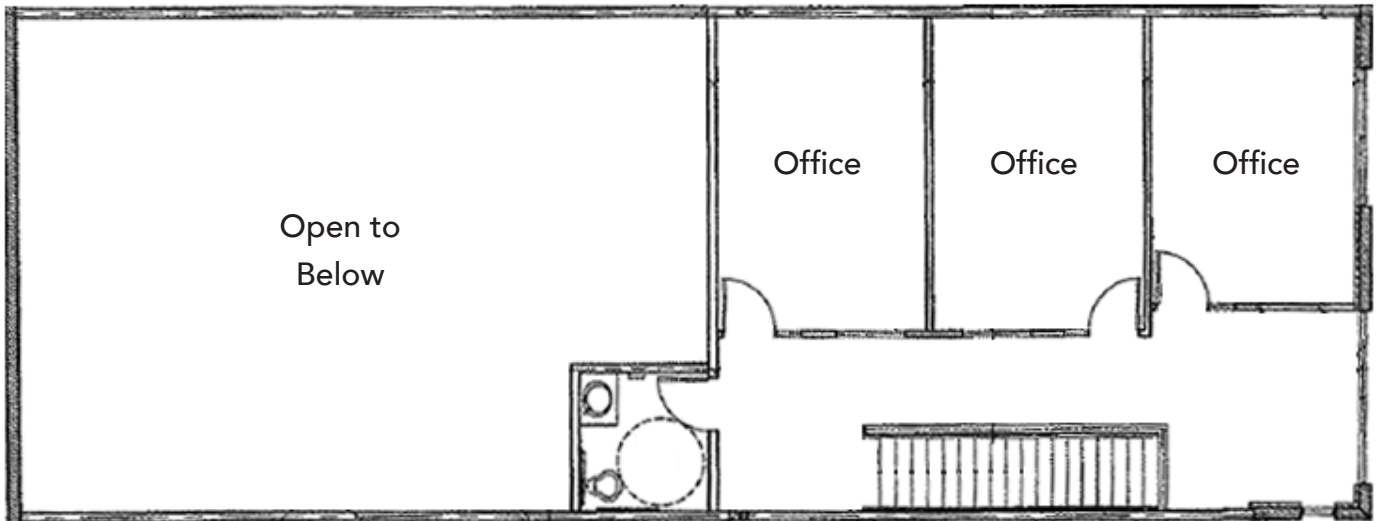
26170 Enterprise Way, Suite 300, Lake Forest

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



Ted Rommel
trommel@leeirvine.com
D 949.790.3112

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.