

# AVAILABLE FOR SUBLEASE

50 Icon | Foothill Ranch, CA 92610

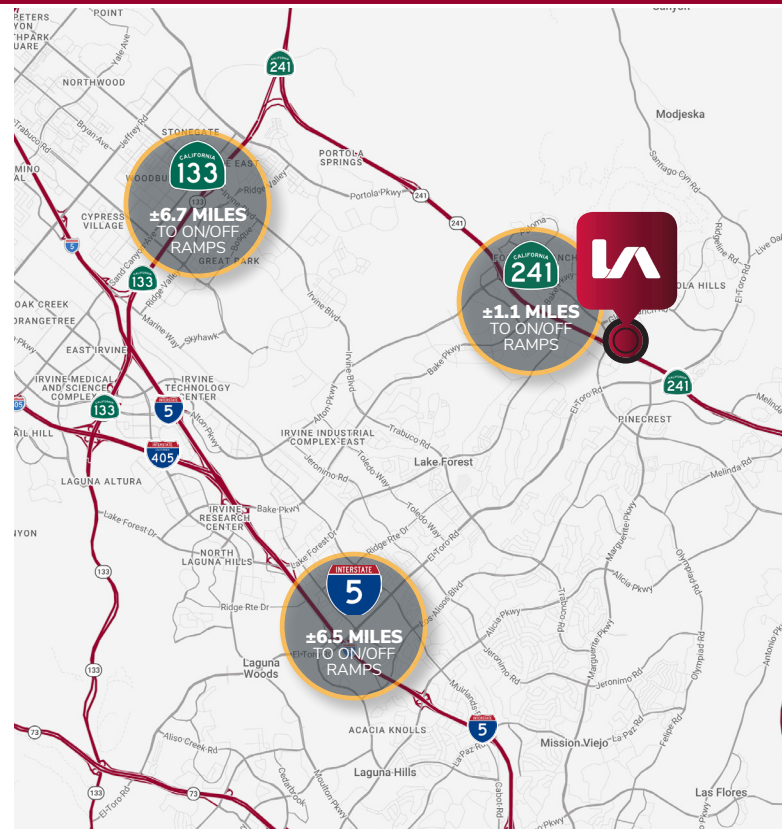
# ±307,781 SF

State of the Art Warehouse,  
Distribution and Manufacturing Building



## PROPERTY FEATURES

- » ±307,781 Square Foot State-of-the-Art Warehouse, Distribution and Manufacturing Building
- » ±36,830 Square Feet of high Image Office Space (including ±7,000 SF of Mezzanine) and ±7,200 SF Showroom
- » Two (2) Shipping And Receiving Offices In Warehouse
- » 30' Warehouse Clearance
- » Forty-five (45) Dock High Doors With Thirty-four (34) Full Packages
- » Two (2) Ground Level Loading Doors
- » 50' x 52' Column Spacing
- » ESFR Sprinkler System
- » Concrete Truck Court
- » 2,000 Amps Of Power (Separate Meters)
- » LED Lighting
- » Ample Parking With ±513 Vehicle Stalls



### FOR MORE INFORMATION:

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Corporate ID: 00976995 Corporate ID: 01011260

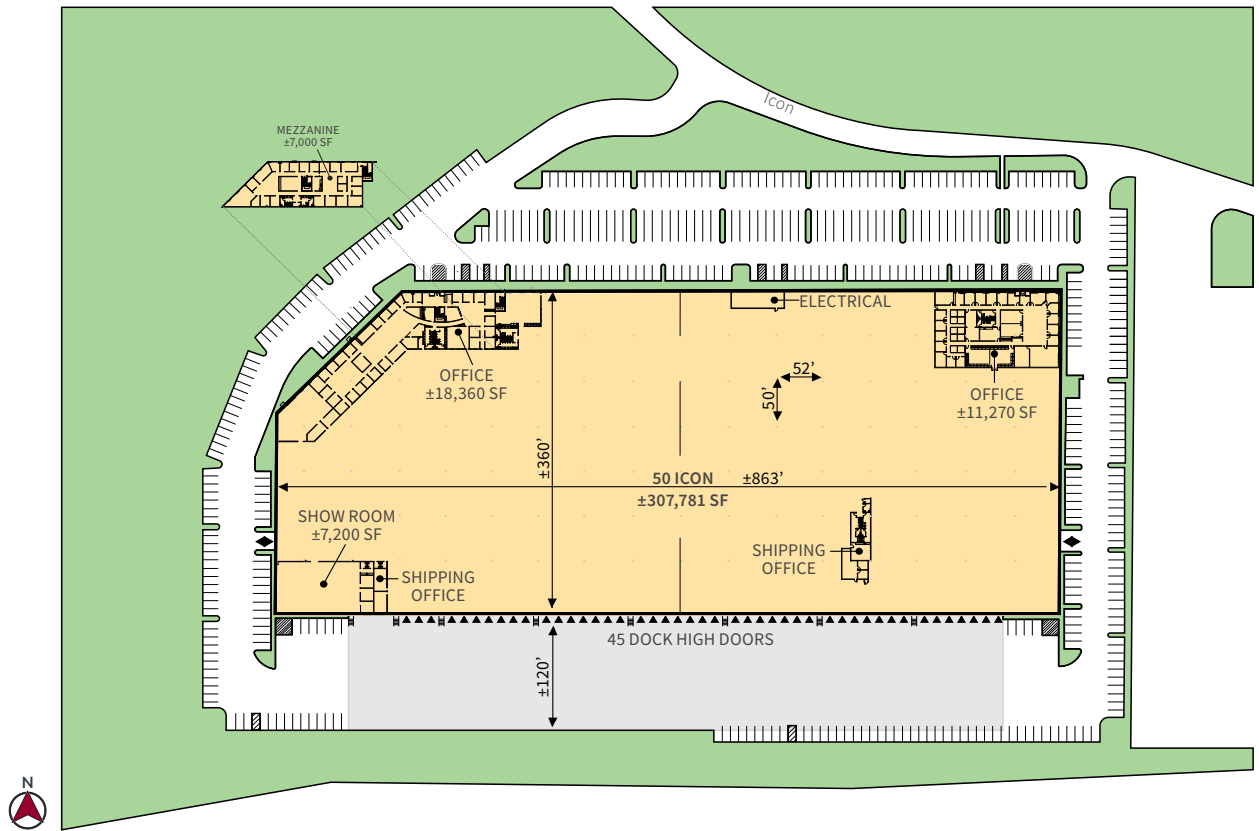
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## SITE PLAN



## LOCATION HIGHLIGHTS



**17 MILES**

TO JOHN WAYNE  
AIRPORT



**37 MILES**

TO LONG BEACH  
AIRPORT



**57 MILES**

TO LOS ANGELES  
INTERNATIONAL AIRPORT (LAX)



**47.9 MILES**

TO PORT OF  
LONG BEACH



**49.2 MILES**

TO PORT OF  
LOS ANGELES

### DRAYAGE RATES (PORTS OF LA & LB)

OVERALL AVERAGE  
BASE + FUEL ONLY

FOOTHILL RANCH  
\$590.00

INLAND EMPIRE WEST  
\$648.00

INLAND EMPIRE EAST  
\$751.00

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