

FOR LEASE

RARE SOUTH OC PROPERTY

±8,000 SF INDUSTRIAL BUILDING
ON 1.22 ACRE SITE



20712 CIVIC CENTER DR
Lake Forest, CA 92630

Alton Burgess
Senior Vice President
949.263.5397
aburgess@voitco.com
Lic#01717094

Trent Walker
Executive Vice President
949.263.5342
twalker@voitco.com
Lic#00964476

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
949.851.5100 | 949.261.9092 Fax
Lic #01991785
www.VoitCo.com

PROPERTY FEATURES

- ±8,000 SF Freestanding **Single-Story** Building on 1.22 Acres
 - ±3,750 SF of Office
 - Newly Painted Perimeter Offices with Excellent Glass Line
- Capital Improvements Completed in 2019 include:
 - **New Roof**
 - **Two (2) New Oversized Ground Level Doors**
 - **New Fire Riser**
 - **New LED Lighting in Warehouse**
- Power: 400 Amp Panel
- Fully Sprinklered
- ±16' Clear Height
- **Massive Oversized Secured Yard!**
- **Excellent Configuration for Contractor's Yard, Truck / Equipment Storage**
- Immediate 241 Toll Road Access
- Directly adjacent to new City Hall and new residential development



Alton Burgess Senior Vice President 949.263.5397 aburgess@voitco.com Lic#01717094
Trent Walker Executive Vice President 949.263.5342 twalker@voitco.com Lic#00964476

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax | www.VoitCo.com

Voit

REAL ESTATE SERVICES

FLOOR PLAN

20712 CIVIC CENTER DR



Alton Burgess Senior Vice President 949.263.5397 aburgess@voitco.com Lic#01717094
Trent Walker Executive Vice President 949.263.5342 twalker@voitco.com Lic#00964476

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax | www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026
 Voit Real Estate Services, Inc. All Rights Reserved.

Voit
 REAL ESTATE SERVICES

voitco.com



Massive Oversized Secured Yard! Property Sits on ±1.22 Acres

• Asking Rate: \$4.05 NNN (\$32,400.00) on the Property

LOW NET EXPENSES

±0.23 PSF = \$1,858.00

Alton Burgess Senior Vice President 949.263.5397 aburgess@voitco.com Lic#01717094
Trent Walker Executive Vice President 949.263.5342 twalker@voitco.com Lic#00964476

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax | www.VoitCo.com

Voit

REAL ESTATE SERVICES



Alton Burgess Senior Vice President 949.263.5397 aburgess@voitco.com Lic#01717094
Trent Walker Executive Vice President 949.263.5342 twalker@voitco.com Lic#00964476

2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax | www.VoitCo.com

Voit
REAL ESTATE SERVICES