

Have You Outgrown Your Current Industrial Space?

This 19,396 sf Industrial Building

Has What Businesses Want



25501 Arctic Ocean Drive, Lake Forest

- 6,000 sf Single Story Office
- 13,396 sf Warehouse, Assembly, Manufacturing or Distribution Area
- 2 - 12x12 Ground Level Loading Doors
- **2 - 10x10 Dock High Loading Doors**
- 400 Amp Panel (expandable)
- 20' - 22' Warehouse Clearance
- Approx. 47 Private Parking Stalls
- Fully Fire Sprinklered, 0.45GPM/3000
- 2,400 sf Fully HVAC Drop Ceiling Dry Lab/Assembly Area (removable)
- Freestanding Building on its Own Separate Lot
- Possible Fenced Yard Area



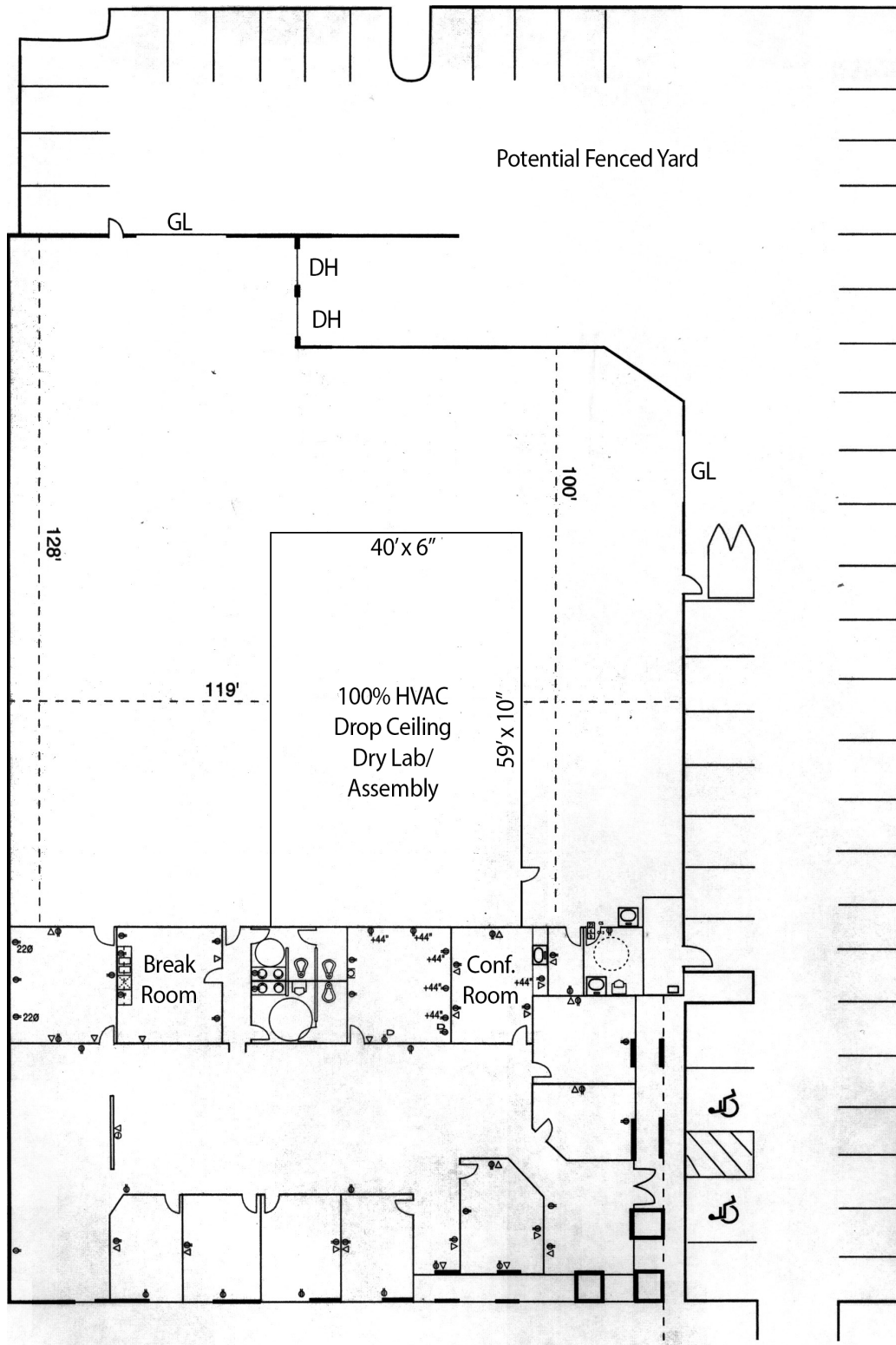
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JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

Rob Johnston: rob@johnston-pacific.com
Louis Johnston: louis@johnston-pacific.com

Office: 949-366-2020

Approximate Floor & Site Plan



Rob Johnston: rob@johnston-pacific.com
Louis Johnston: louis@johnston-pacific.com

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