

FOR SALE OR LEASE

26180 ENTERPRISE WAY, LAKE FOREST, CA 92630



EXCLUSIVELY OFFERED BY:

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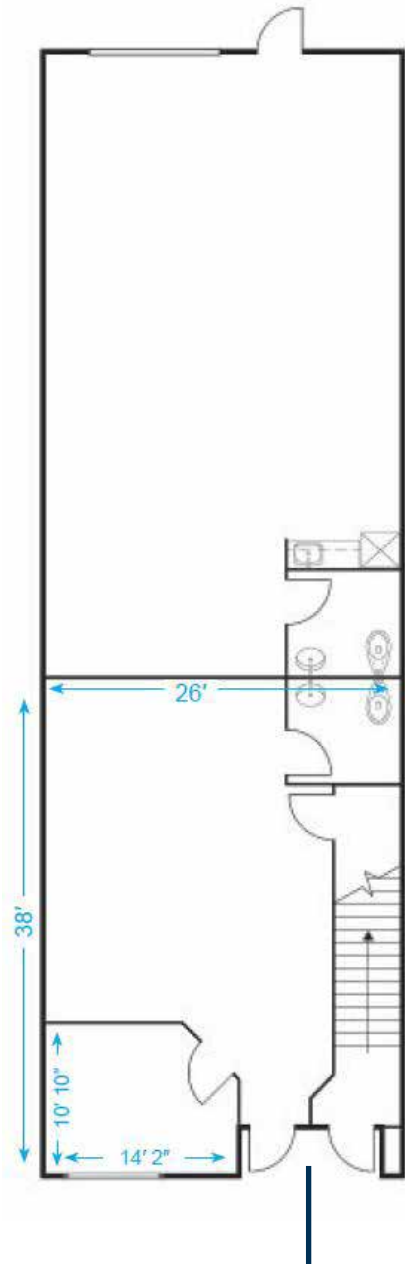
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2020 Main Street, Suite 100, Irvine, CA 92614

PROPERTY FEATURES

- ±3,361 SF (Building 200, Suite A & B)
- Lease Rate: \$1.85 NNN / Nets \$0.71
- Sale Price: \$1,999,795 (\$595/SF)
- Perfect for an owner-user that wants to occupy warehouse & collect income from second floor.
- Free Surface Parking / 3:1,000 SF Parking Ratio
- Premier Location in Foothill Ranch, Directly Across from Baker Ranch
- Excellent Access to 241 Toll Road and within Proximity to 405 and 5 Freeways





FIRST FLOOR - SUITE A

- ±2,310 SF (Building 200, Suite A)
- One Office, Open Area, Two Single Stall Private Restrooms & Storage Closet
- One 12x12 Ground Level Loading Door
- 22' Warehouse Clear Height
- First Floor Available August 1, 2026

SECOND FLOOR - SUITE B

- ±1,051 SF (Building 200, Suite B)
- Two offices, Open area, Private Restroom
- Leased through October 14, 2026
- Lessee has one option for an additional 24 months

SEPARATE ENTRANCES FOR EACH SUITE

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