

# High-Image Flex / Industrial Space in Lake Forest for Lease

savills

**LEASE** 20521 Crescent Bay Drive, Lake Forest, CA 92630



## Building Profile

5,400 RSF  
TOTAL SF AVAILABLE

Withheld  
ASKING LEASE RATE PER SF

30 Days  
AVAILABILITY

Negotiable  
TERM

### KEY HIGHLIGHTS

Business Park:	Crescent Bay Business Center/ Lake Forest Business Center
Property Type:	Industrial / Flex Ind Condo
APN:	610-383-02
Clear Height:	18'
GL Doors:	1
Lot Size:	Approximately 7,828 SF (0.18 AC)
Parking Ratio:	3.0 per 1,000 sf

### BUILDING NOTES

- Centrally positioned between the I-5 and I-405 Freeways.
- Immediate access to the SR-241 Toll Road.
- Convenient connections to Irvine Spectrum, Foothill Ranch, Mission Viejo, and John Wayne Airport.
- Located within one of Orange County's premier owner-user industrial markets.

SITE PLAN



CRESCENT BAY DR



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**20521 CRESCENT BAY DR  
BLDG 2**



**CRESCENT BAY  
BUSINESS CENTER**

**LAKE FOREST DRIVE**

**241 TOLL ROAD**

**5**

**241**

**UM  
DRIVE**



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