

AVAILABLE FOR LEASE

±17,160 SF INDUSTRIAL BUILDING

26100 DIMENSION DRIVE, LAKE FOREST, CA 92630



PROPERTY HIGHLIGHTS

- ♦ ±17,160 SF High Image Industrial Building
- ♦ ±3,328 SF 2-Story Office Area with Expansive Window Line
- ♦ ±78,843 SF (±1.81 Acre) Corner Parcel
- ♦ Large Yard Area with 8' High Concrete Panel Wall
- ♦ ±3.26:1,000 Parking Ratio (Expansion Possible)
- ♦ ±24' Warehouse Clearance with Skylights
- ♦ 5 Ground Level Loading Doors
- ♦ 800 Amp Power Panel, 480/277 Volt (3P4W)
- ♦ .33/3000 Sprinkler System
- ♦ Major Street Frontage/Identity, Building Top & Monument Signs
- ♦ Abundant Retail, Service & Dining Amenities Nearby
- ♦ Excellent Access to 241 FTC & 133/405/5 Freeways
- ♦ Currently a Towing Facility with Use Permit for Auto Repair (±3,168 SF) & Truck Rental (See Use Permit 2008-04 for Details)

Newmark Grubb Knight Frank

4675 MacArthur Court, Suite 1600
Newport Beach, CA 92660

NICK CAREY, LEED AP

Managing Director
T 949.608.2064
M 949.466.9049
ncarey@ngkf.com
CA License# 01456650

WADE TIFT

Senior Managing Director
T 949.608.2041
M 949.636.9711
wtift@ngkf.com
CA License# 01274371

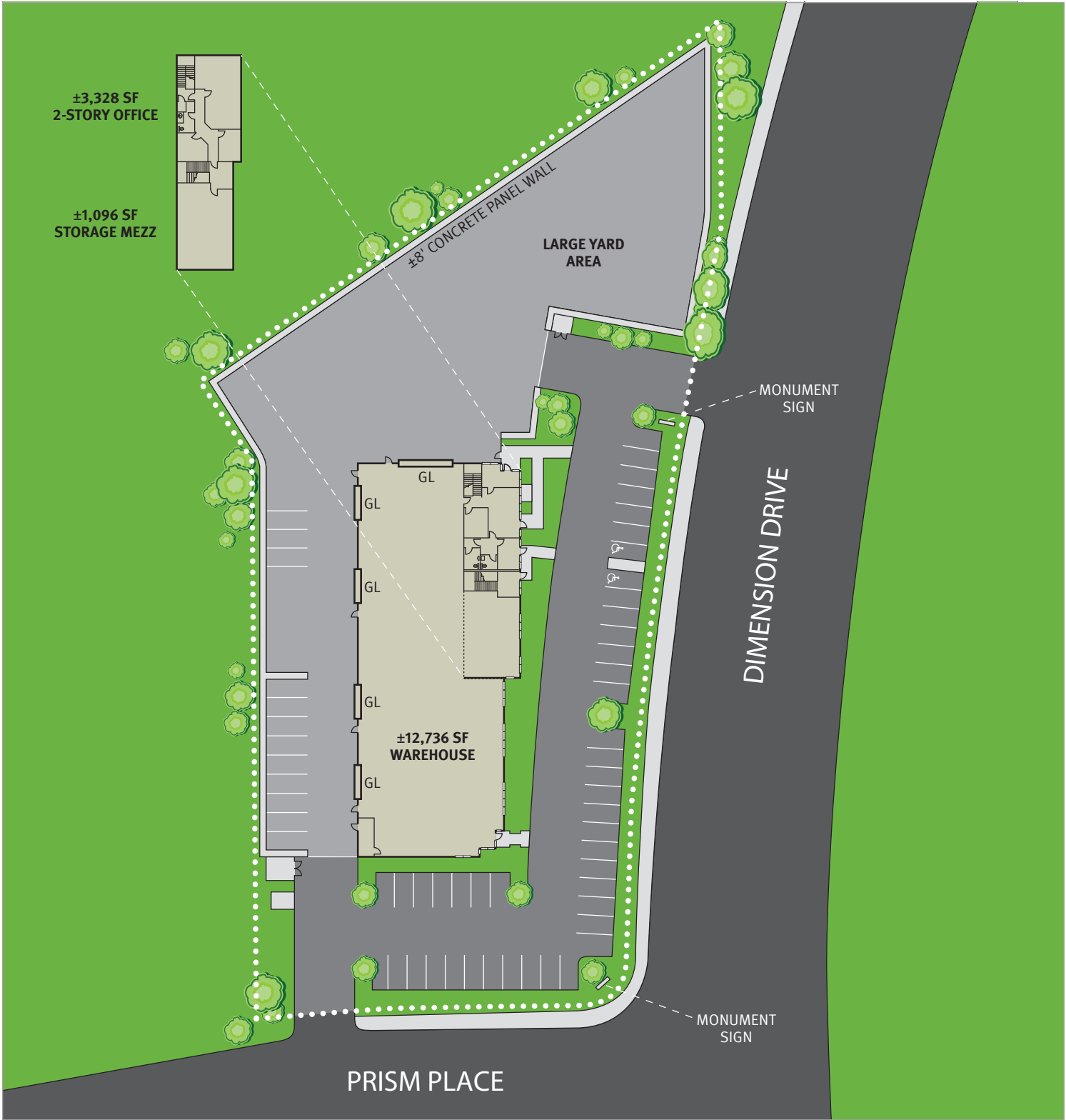
C. BYRON FOSS, MCR

Managing Director
T 949.608.2054
M 949.212.6901
bfoss@ngkf.com
CA License# 01754625

AVAILABLE FOR LEASE

±17,160 SF INDUSTRIAL BUILDING

26100 DIMENSION DRIVE, LAKE FOREST, CA 92630



Newmark Grubb
Knight Frank

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.