

FOR LEASE
**25902 TOWNE
CENTRE DRIVE**
Foothill Ranch, CA 92610



+78,762 SF CLASS A INDUSTRIAL SPACE



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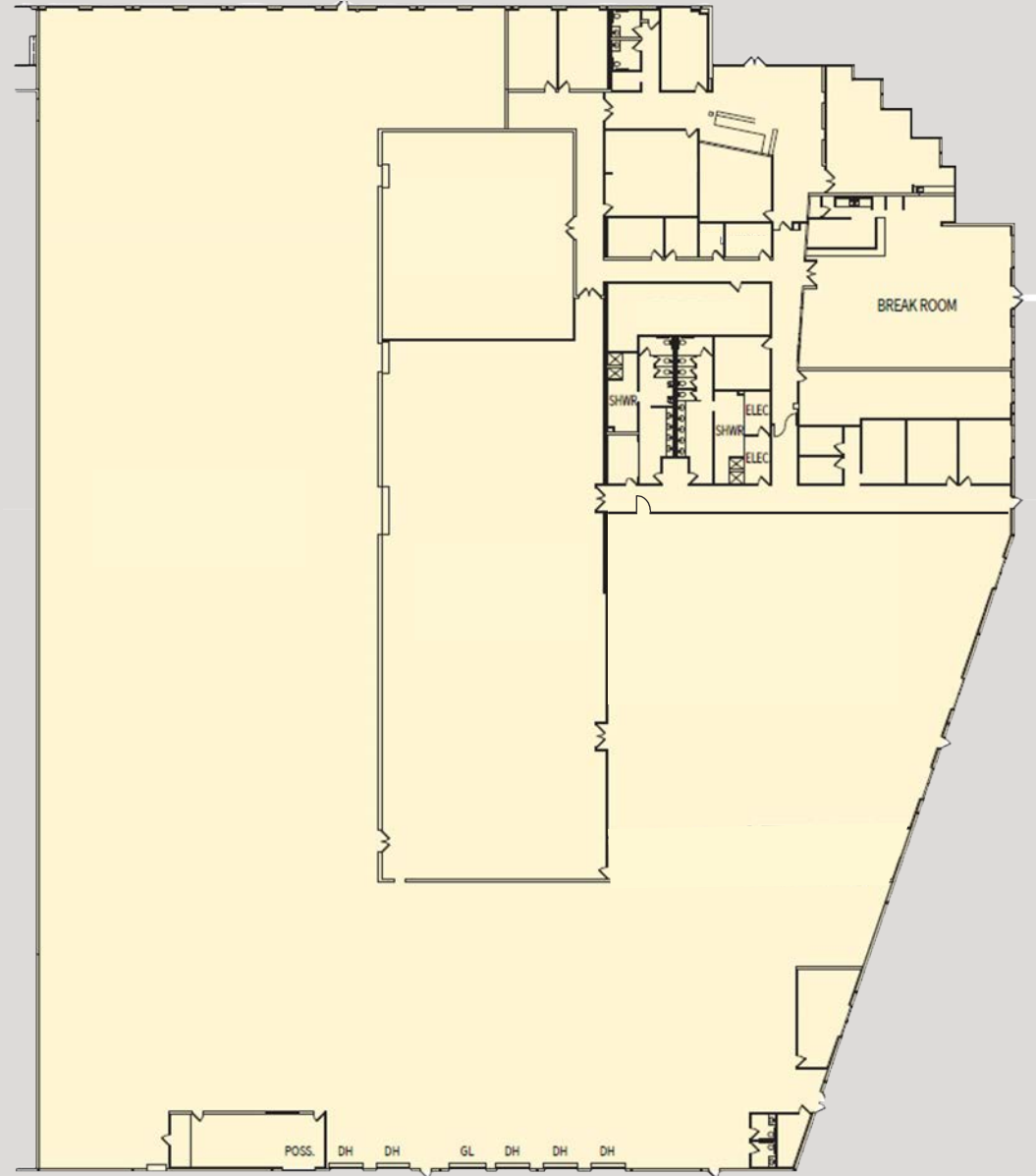
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Building

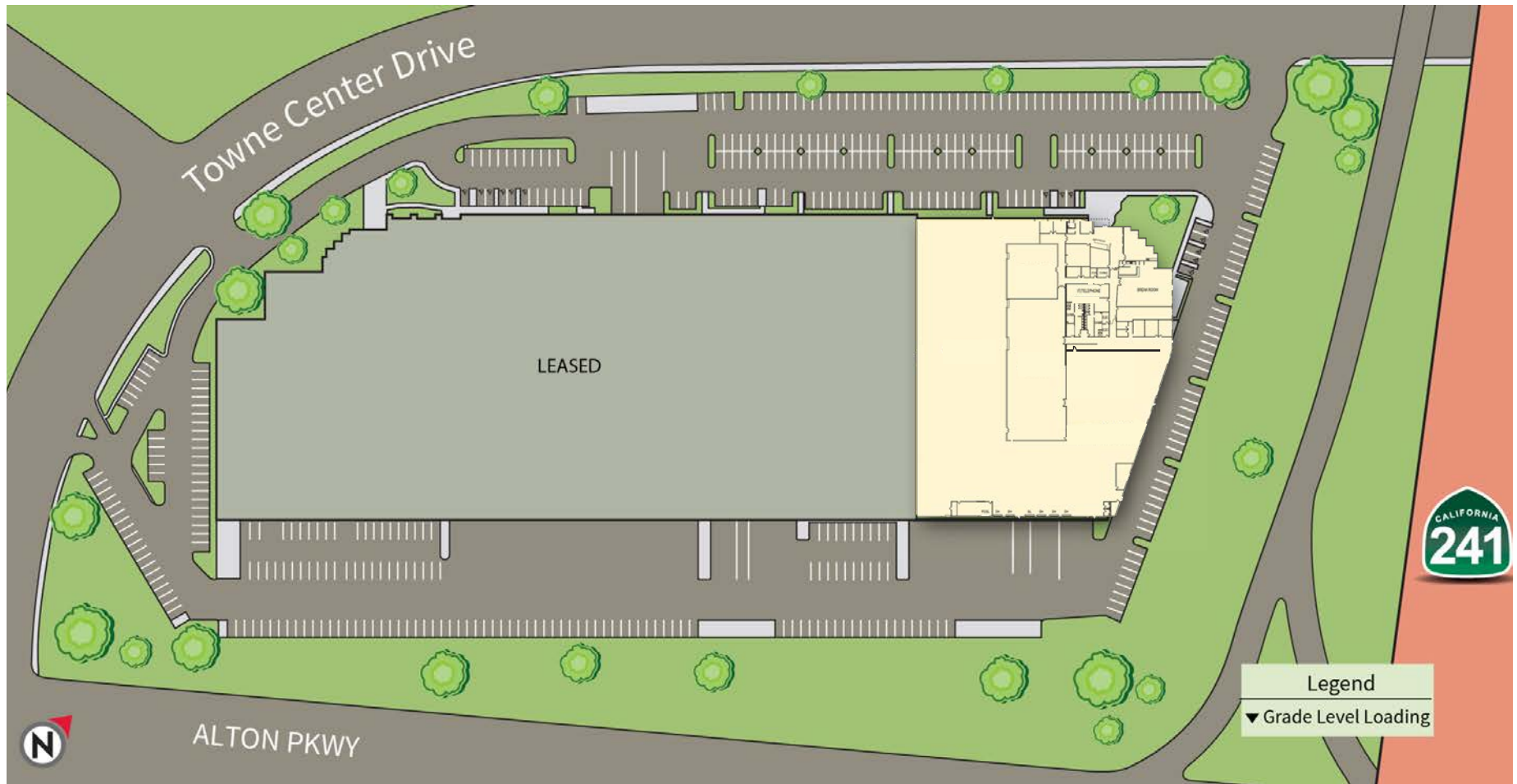
Highlights

- Rare Class “A” industrial building in South Orange County with signage on the 241
- ±78,762 SF available
- ±18,143 SF single story office
- ±47,958 SF warehouse area
- ±12,661 SF 10’ drop ceiling HVAC area
- Attractive, modern architecture
- 30’ minimum warehouse clearance
- Five (5) dock high doors (four [4] pit levelers)
- One (1) grade level door
- 124’ truck court
- 1,000 Amp 277/480V panel (tenant to verify)
- Men’s/women’s locker rooms with showers
- Energy efficient warehouse lighting
- 50’ x 52’ (typical) column spacing
- 123 parking stalls (1.57/1,000 ratio)
- ESFR fire sprinklers
- Large lunch room, ample restrooms and dramatic lobby
- Shop restrooms
- Less than .25 miles to the Foothill Towne Centre and less than 5 miles to the Irvine Spectrum Center, offering a wide range of dining and entertainment options
- Immediate access to the 241 Corridor offering an easy commute to anywhere in Orange County and the Inland Empire



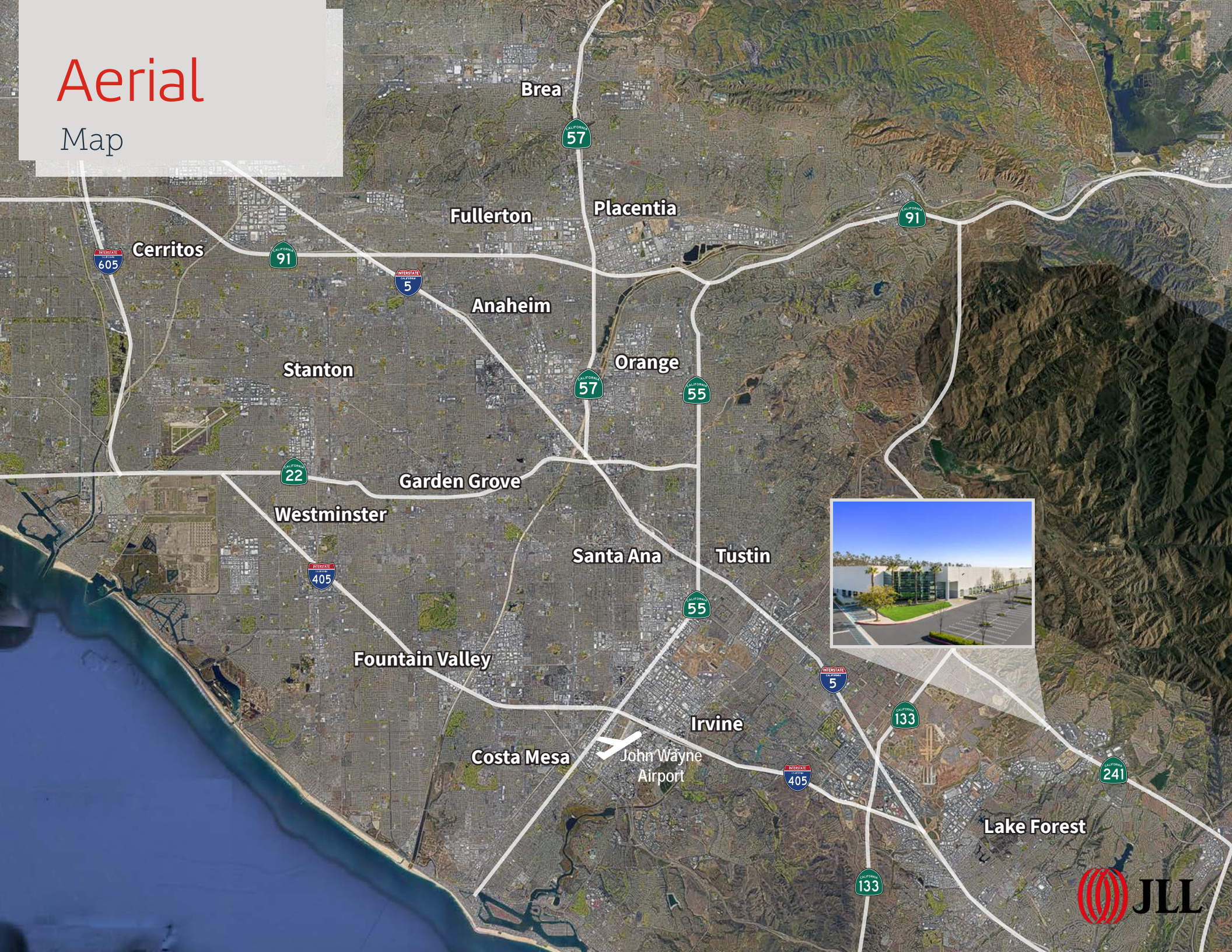
Site

Plan



Aerial

Map





Center of Gravity for SoCal's 23+ million residents

CALIFORNIA
241
0.08 MI

CALIFORNIA
133
3.50 MI

INTERSTATE
5
4 MI

INTERSTATE
CALIFORNIA
405
5 MI

John Wayne

11 MI

Ontario

26 MI

Long Beach

28 MI

LAX

25 MI

POLA/POLB

32 MI

Total SoCal
23+ M
Population



Contact us:

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