

FOR SUBLEASE ±49,415 SF

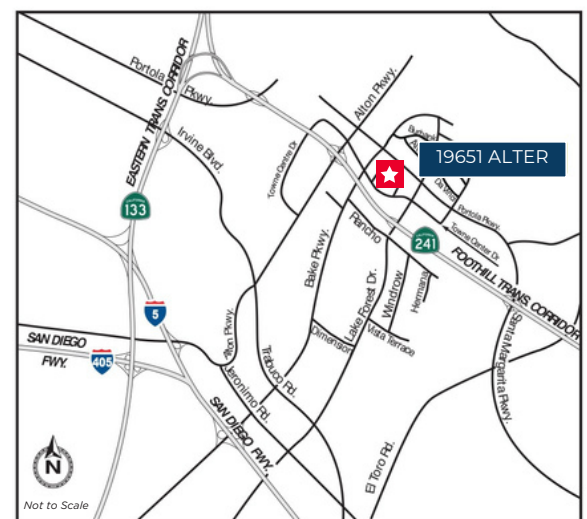
19651 ALTER

FOOTHILL RANCH, CA 92610



PROPERTY HIGHLIGHTS

- **Sublease Expiration Date: 08/31/2028**
- Free Standing Building with Drive Around Capability
- ±12,500 SF of Office Area and Additional ±10,000 SF of HVAC/High Bay, Manufacturing Area
- Two (2) Dock High Doors with Load Levelers
- Three (3) Ground Level Doors
- 24' Minimum Warehouse Clearance
- 1,600 Amps, 277/480 Volt, 3-Phase Power Panel
- 2.6:1,000 Parking Ratio
- .60/2,000 GPM Sprinkler System
- Cubicles, modular offices and racking are available
- Easy Access to the Foothill (241) Transportation Corridor
- Close Proximity to an Abundance of Retail Amenities

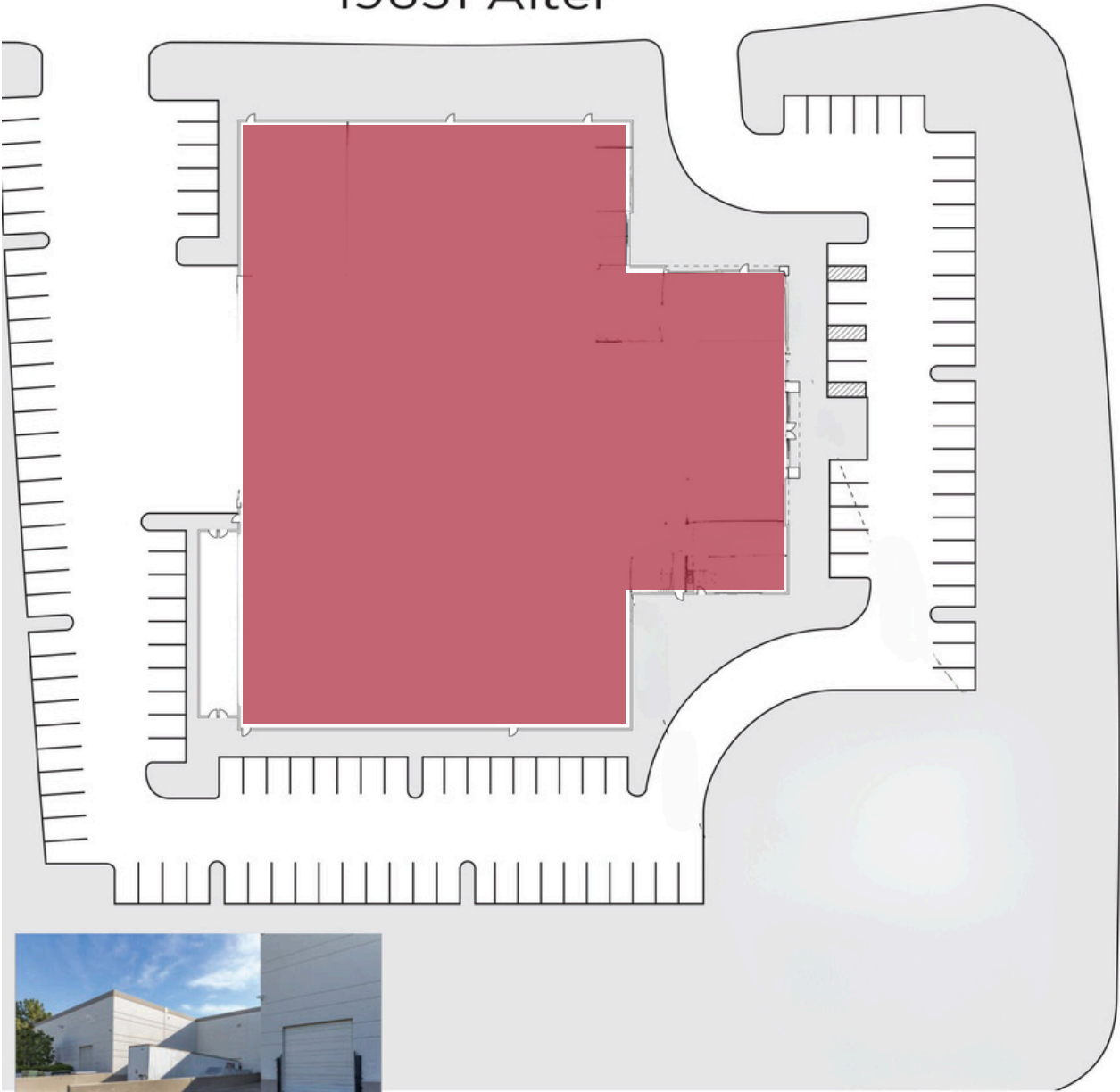


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Site Plan

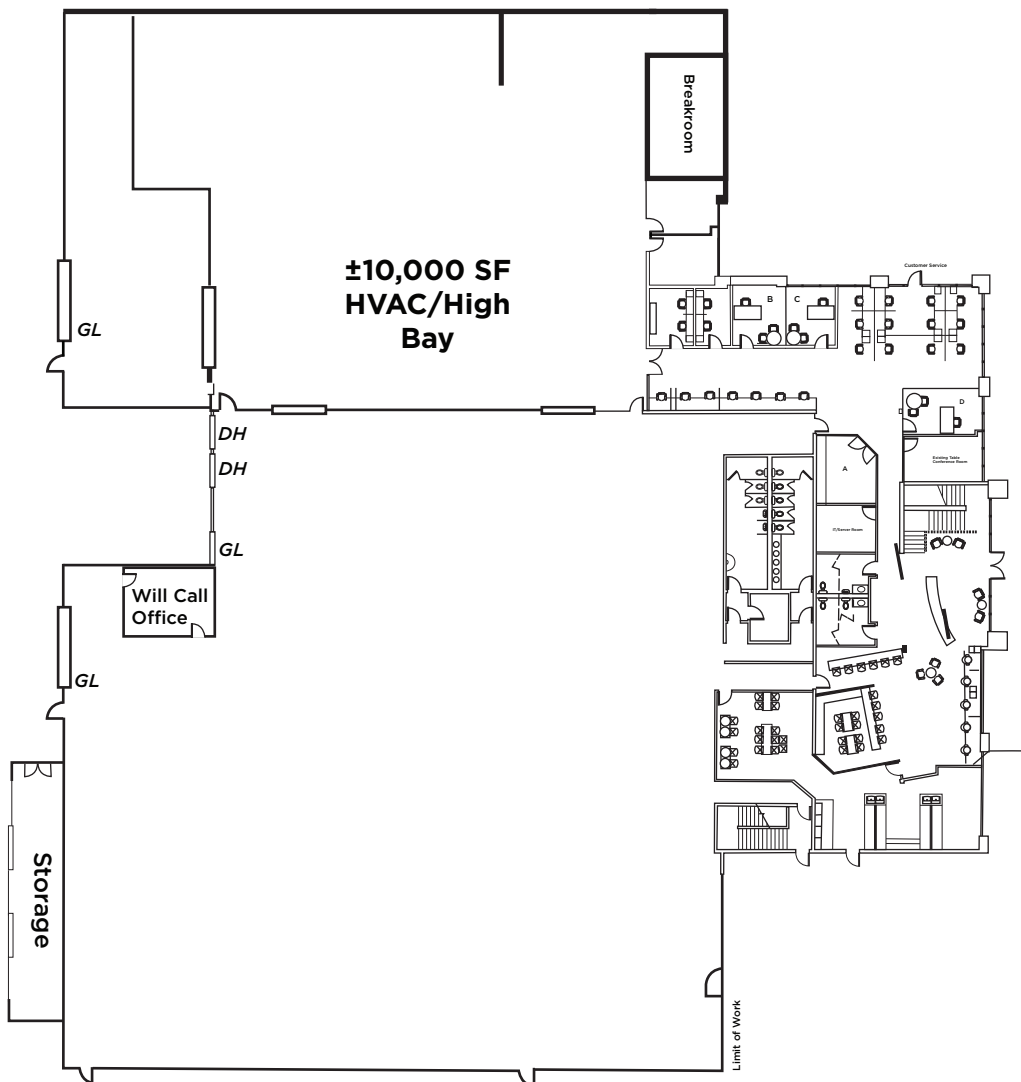
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Lake Forest Drive

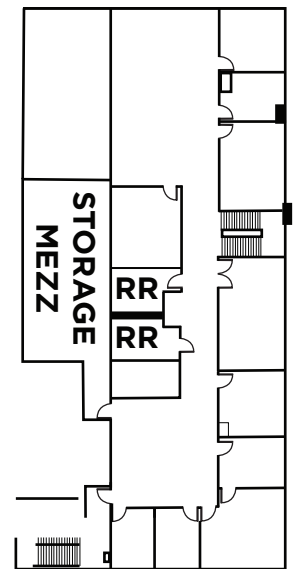


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FLOOR PLAN



Second Floor



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