

For Sale **±46,178 SF** High Image Corporate Headquarters
20531 Crescent Bay, Lake Forest



Voit

REAL ESTATE SERVICES

Joe Winkelmann
Senior Vice President
949.263.5394

Alton Burgess
Senior Associate
949.263.5397

CBRE

Dan Powers
Senior Vice President
714.371.9211

Brian Cole
Senior Associate
949.725.8610

Property Features

- Newer High Image Building
- Approx. 14,000 SF of Deluxe Office (Flexible Layout)
- Huge Fencible Yard (Approx. 2.5 Acres of Land)
- Approx. ±125 Car Parking
- Extensive Landscaping
- ± 26' -28' Warehouse Clearance
- 6 Rest Rooms & Break Room
- Warehouse Lighting
- Skylights Throughout Warehouse
- 2 Dock High Loading Doors
- 2 Ground Level Truck Doors (Expandable)
- Fully Fire Sprinkled
- Power: 800 AMP Volt, 3 Phase
- Excellent Truck Access (Drive Around Building)
- Close to the 241, 5, 405 and 133 Freeways

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First Floor Layout



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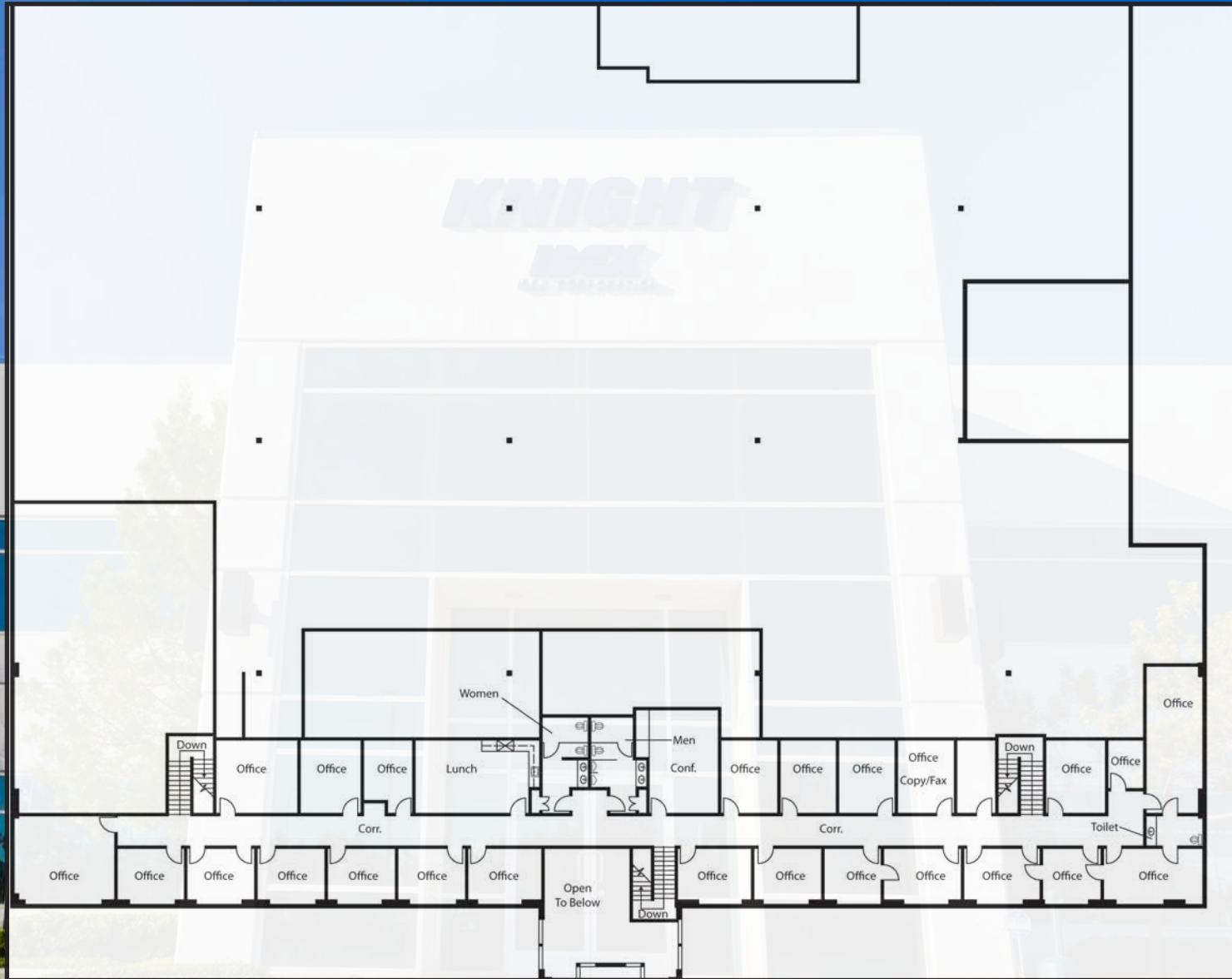
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Mezzanine Floor Layout



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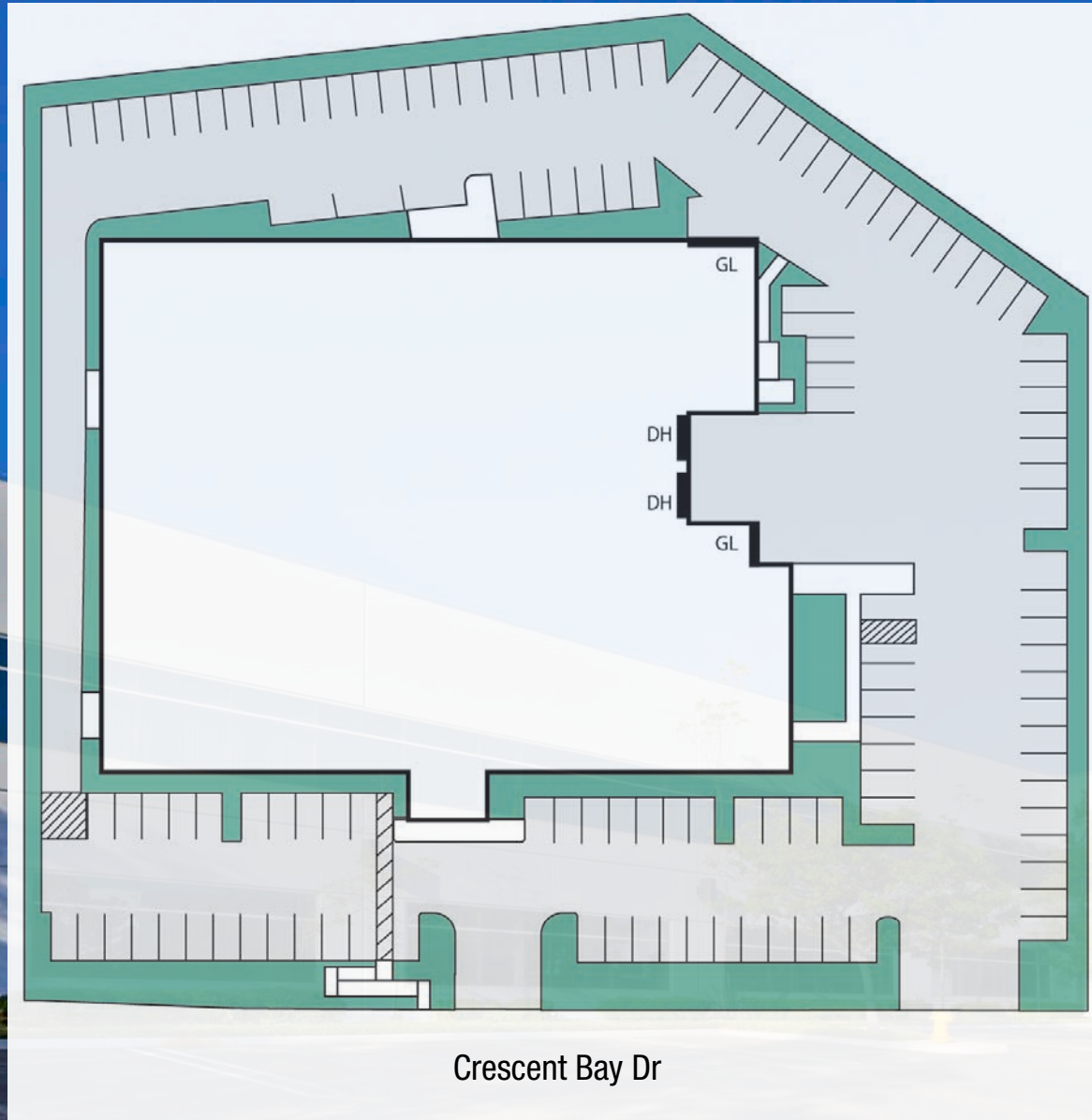
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Site Plan Layout



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