

Voit

REAL ESTATE SERVICES



25151

ARCTIC OCEAN DRIVE
LAKE FOREST, CALIFORNIA

**FULLY LEASED SINGLE TENANT
CORPORATE HEADQUARTERS /
WAREHOUSE DISTRIBUTION BUILDING**



A FREESTANDING 28,691 SQ. FT. INDUSTRIAL OFFERING

THE OFFERING

Voit Real Estate Services is pleased to offer for sale 25151 Arctic Ocean Drive, Lake Forest, CA, a ±28,691 square foot leased, high-image corporate headquarters/distribution building situated on ±1.60 acres of land area in the master planned community of Pacific Commercentre in Lake Forest, CA. The building is located in the highly desirable South Orange County Submarket and currently serves as home to Skyline Displays of Orange County, a privately held company specializing in the design and production of trade show exhibits and marketing platforms for a variety of nationally recognized companies.

Constructed in 1998, this freestanding concrete tilt-up building features two stories of highly improved creative office space and showroom areas. The building features state-of-the-art amenities including 24' of minimum warehouse clearance, 80 on site parking spaces, double gated enclosed yard, one ground level door and one exterior truckwell.

The property is strategically located in Lake Forest, California, in South Orange County, which is home to a variety of well recognized companies, including: Applied Medical Research, Oakley, and Kawasaki Motor Sports. The Property also offers convenient access to John Wayne Airport, Long Beach Airport, Los Angeles International Airport and the ports of Long Beach and San Pedro.

Investment Highlights

- Highly desirable South Orange County location in the Master Planned development of Pacific Commercentre in Lake Forest with convenient access to the Santa Ana (5) Freeway, San Diego (405) Freeway, the Eastern Transportation Corridor (133) Toll Road, and the Foothill Transportation Corridor (241) Toll Road.
- High-image building with 9,953 Sq. Ft. of creative office area and 3,756 Sq. Ft. of showroom area.
- Well maintained single-tenant building with limited maintenance and property management requirements.
- Historically strong submarket boasting a low vacancy rate of 2.79%.
- Close proximity to a highly skilled educated labor force and executive housing.
- Conveniently located near retail amenities including the 1.2 million square foot Irvine Spectrum Center, which includes over 130 stores, restaurants and entertainment venues, as well as multiple major strip mall retailers including the Foothill Ranch Towne Center and The Orchard.



PROPERTY DESCRIPTION

Address	25151 Arctic Ocean Drive Lake Forest, CA 92630
Total Building Size	± 28,691 Sq. Ft.
Office Area	±9,953 Sq. Ft.
Land Area	± 1.60 Acres
Number Of Buildings	One (1)
Year Built	1998

FINANCIAL HIGHLIGHTS

Offering Price	Offered Unpriced
Net Operating Income In-Place	\$430,366*
Net Operating Income Stabilized (Year 3)	\$483,561*

*Based on current property taxes.

LEASE SUMMARY

GENERAL TERMS

Tenant	Skyline Displays of Orange County
Lease Form	AIR - Single Tenant Lease - Net with Seller Provided Addendum
Original Commencement Date	Close of Escrow
Total Building Area	± 28,691 Sq. Ft.
Lease Term	One Year from Close of Escrow
Base Rent Schedule	To be Negotiated
Option to Extend	To be Negotiated
First Right of Refusal to Purchase	None
Option to Purchase	None
Right to Terminate	None
Security Deposit	To Be Negotiated



Skyline®





PROPERTY DESCRIPTION

Building Size	± 28,691 Sq. Ft.
Land Area	±1.60 Acres
Office/Showroom Area	±9,953 Sq. Ft. / Two (2) Story Office Area ±3,756 Sq. Ft. Showroom Area
Parking	80 Stalls (Confirm)
Year Built	1998
Warehouse Ceiling Height	24' (Confirm)
Construction Type	Reinforced Concrete Tilt-Up
Fire Sprinklers	.45 GPM /3000 Sq. Ft.
Number of Floors	Two (2)
Loading Dock High / Ground Level	One (1) Ground Level Door / One (1) Exterior Truck Well
Parcel Number	610-381-08
Electrical Service	800 Amps; 277/480 Volt, 3 phase
Zoning	Light Industrial / High Technology
Yard	Double-Gated Enclosed Yard Area

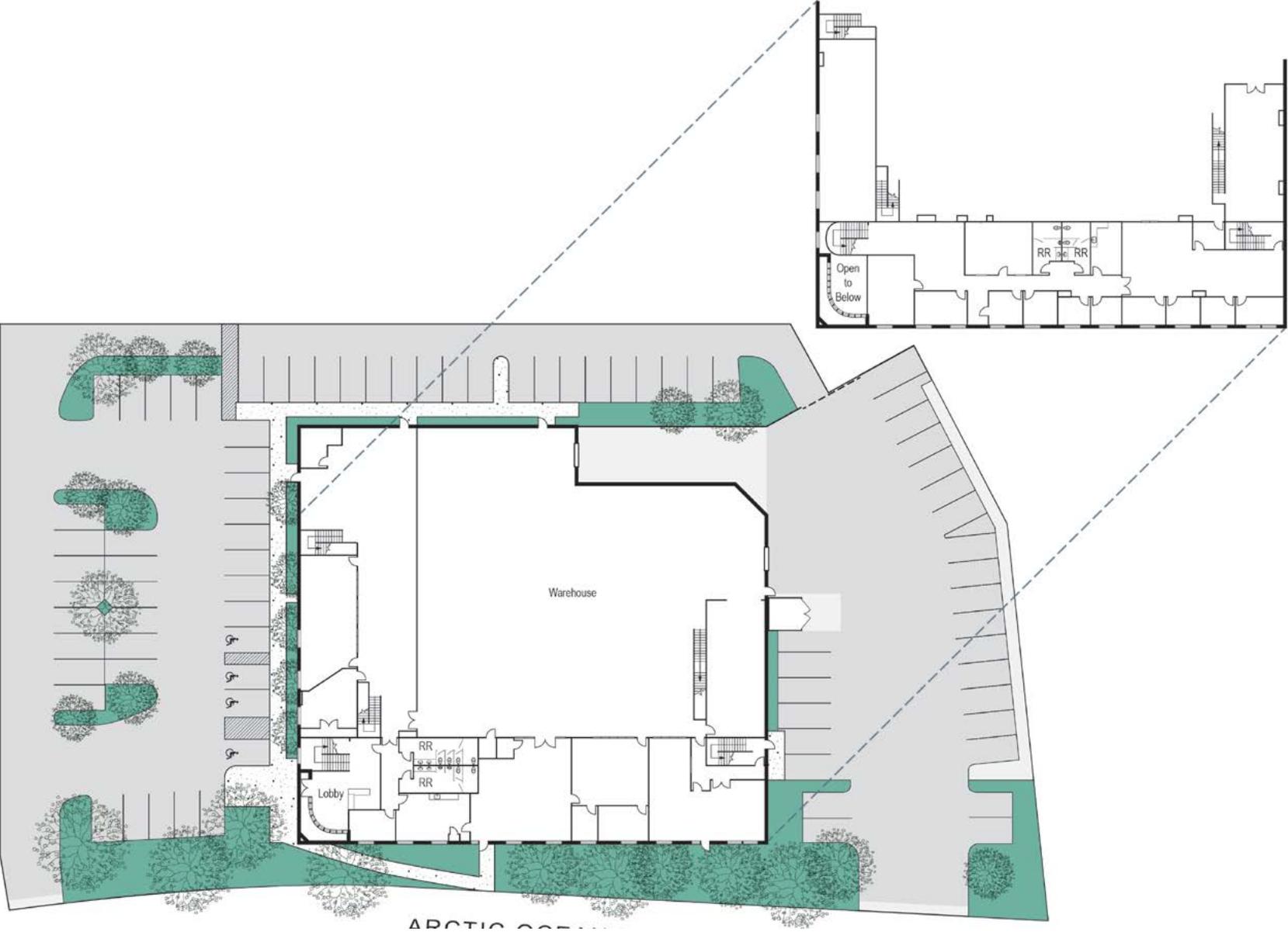


STRUCTURAL SPECIFICATIONS

Foundation	The floors are constructed as concrete slab on grade with control joints around each column, at column lines, and at intermittent locations between column lines and perimeter wall.
Exterior Walls	Concrete Tilt-Up Panel
Roof	Panelized roof structure utilizing steel beams and wood joist construction with plywood roof decks. The flat roof membrane is a composite built-up roof material with mineral cap sheet.
Exterior Doors & Windows	Aluminum frame mullions with single-glazed glass.
HVAC	Roof mounted package units servicing office areas. Warehouse served by swamp coolers and AC
Floors	Carpet, vinyl floor coverings and finished concrete



FLOOR & SITE PLAN







25151

ARCTIC OCEAN DRIVE

EXCLUSIVELY OFFERED BY:

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