



26794

# 26796 VISTA TERRACE

LAKE FOREST, CA 92630 | 9,315 SF INDUSTRIAL BUILDING | AVAILABLE FOR SALE OR LEASE

**km** Kidder  
Mathews









We are pleased to offer the opportunity to purchase or lease this industrial building at 26796 Vista Terrace, in South Orange County.

## PROPERTY FEATURES

**9,315 SF** available to occupy

**AVAILABLE** to own or lease

**TWO** industrial roll-up doors

**HIGH-CLEARANCE** warehouse

**UPGRADED** lobby with wood flooring

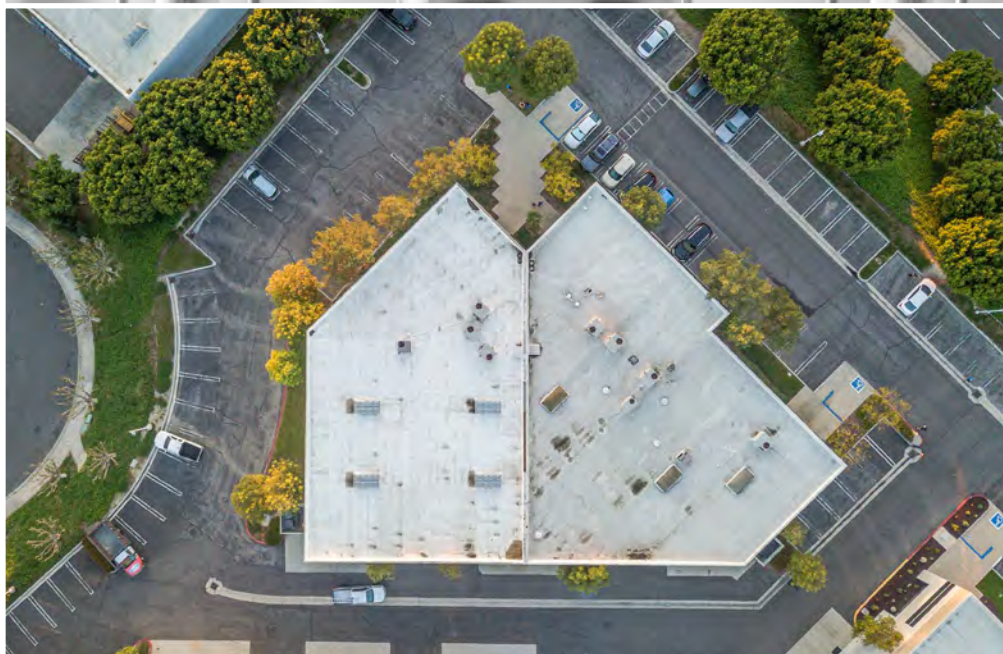
**DRIVE-AROUND** truck access

**CORNER** location in business park

**MULTIPLE** private window offices

**400 AMP** power output

**CLOSE TO** area development & amenity centers

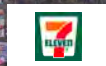




LAKE FOREST  
CIVIC CENTER



THE MEADOWS BY  
TOLL BROTHERS



SUBJECT  
PROPERTY



REGENCY LN





Plaza Pet Hospital

## FOOTHILL RANCH TOWNE CENTER

Kawasaki

FedEx

24 FITNESS

THE HOME DEPOT

CALIFORNIA  
241

Applied  
A New Generation of Building Technology

LAKE FOREST DR

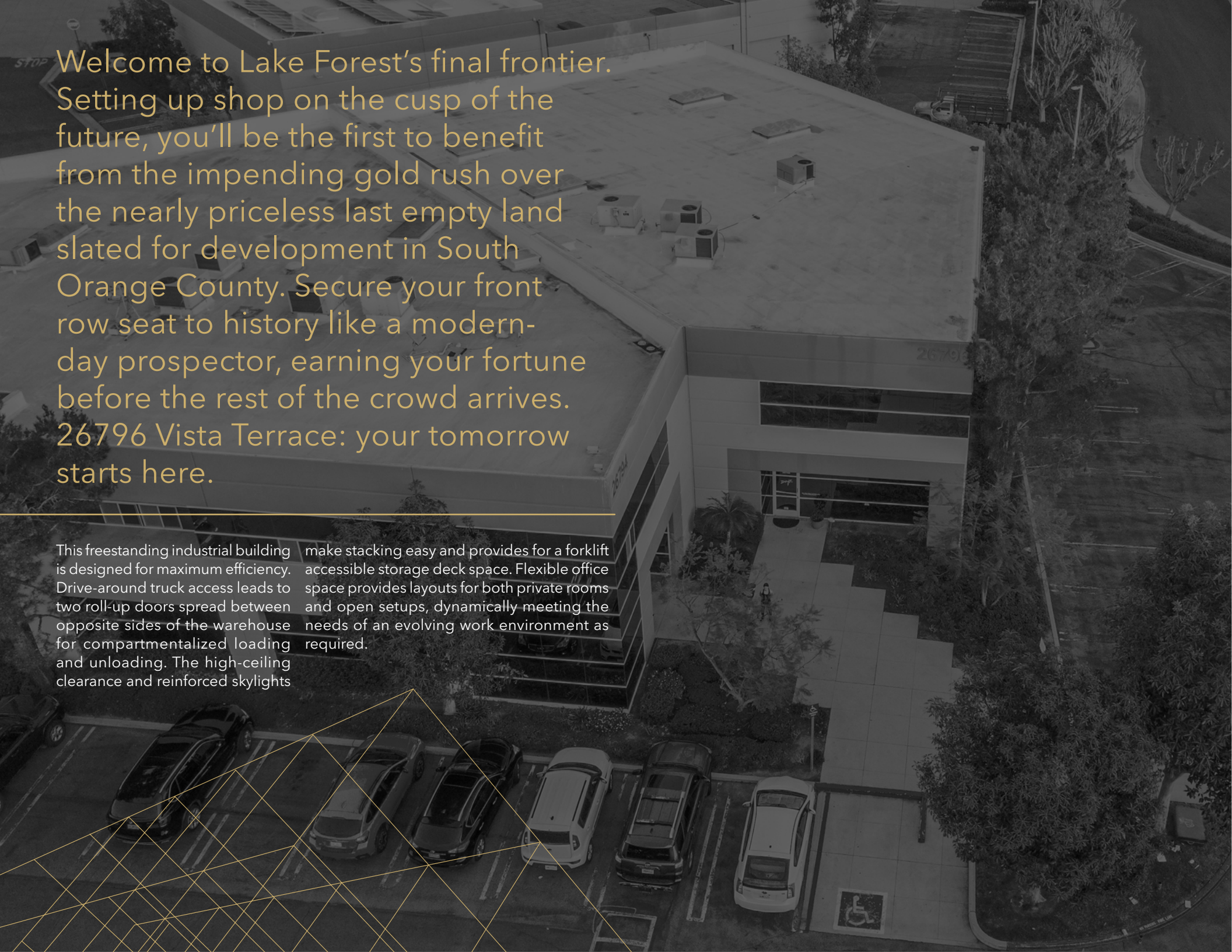
TMS  
The Medical Supply Company

VISTA TERRACE

TENEX

FritoLay  
The Original of Potato Chips





Welcome to Lake Forest's final frontier. Setting up shop on the cusp of the future, you'll be the first to benefit from the impending gold rush over the nearly priceless last empty land slated for development in South Orange County. Secure your front row seat to history like a modern-day prospector, earning your fortune before the rest of the crowd arrives. 26796 Vista Terrace: your tomorrow starts here.

This freestanding industrial building is designed for maximum efficiency. Drive-around truck access leads to two roll-up doors spread between opposite sides of the warehouse for compartmentalized loading and unloading. The high-ceiling clearance and reinforced skylights

make stacking easy and provides for a forklift accessible storage deck space. Flexible office space provides layouts for both private rooms and open setups, dynamically meeting the needs of an evolving work environment as required.



This aerial map of Lake Forest, CA, highlights the 'SUBJECT PROPERTY' with a red callout. The property is situated at the intersection of Lake Forest Dr and Vista Terrace. Surrounding the subject property are various businesses and landmarks, including:

- Extended Stay America** (top center)
- Red Robin** (top center, below Extended Stay America)
- Carl's Jr.** (center left)
- 7-Eleven** (center left, below Carl's Jr.)
- Wendy's** (center left, below 7-Eleven)
- Bridge's** (center left, below Wendy's)
- Fuller** (center left, below Bridge's)
- Los Rios Sports Hall** (center left, below Fuller)
- Chevron** (bottom left)
- American Tire Shop** (bottom left, below Chevron)
- Starbucks** (bottom left, below American Tire Shop)
- Hampton Express & Suites** (bottom center)
- Swinging Swan** (bottom center, below Hampton Express & Suites)
- Lake Forest Sports Park** (right side)

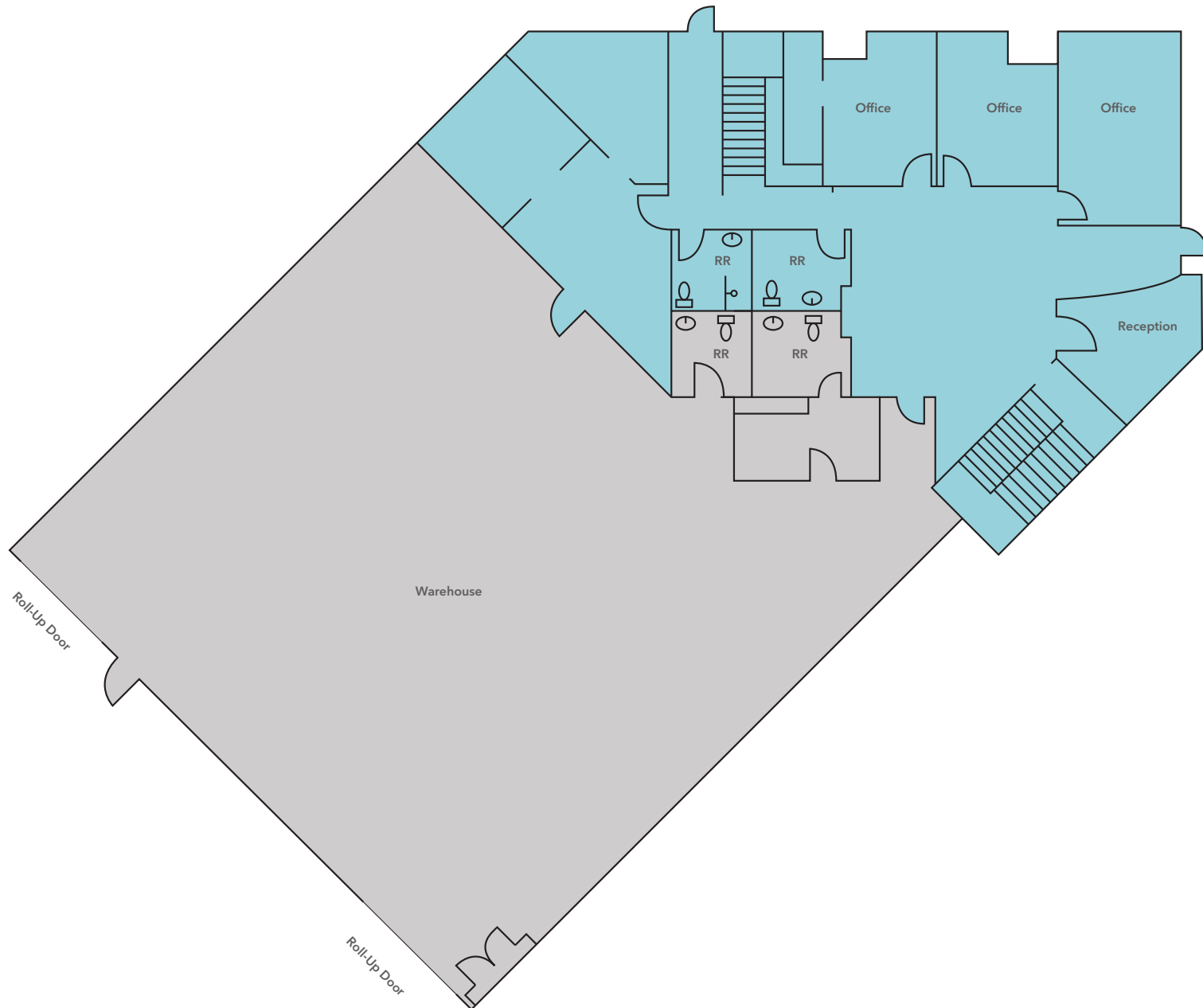
Major roads shown include Rancho Pkwy, Vista Terrace, Lake Forest Dr, Regency Ln, and Dimension Dr.



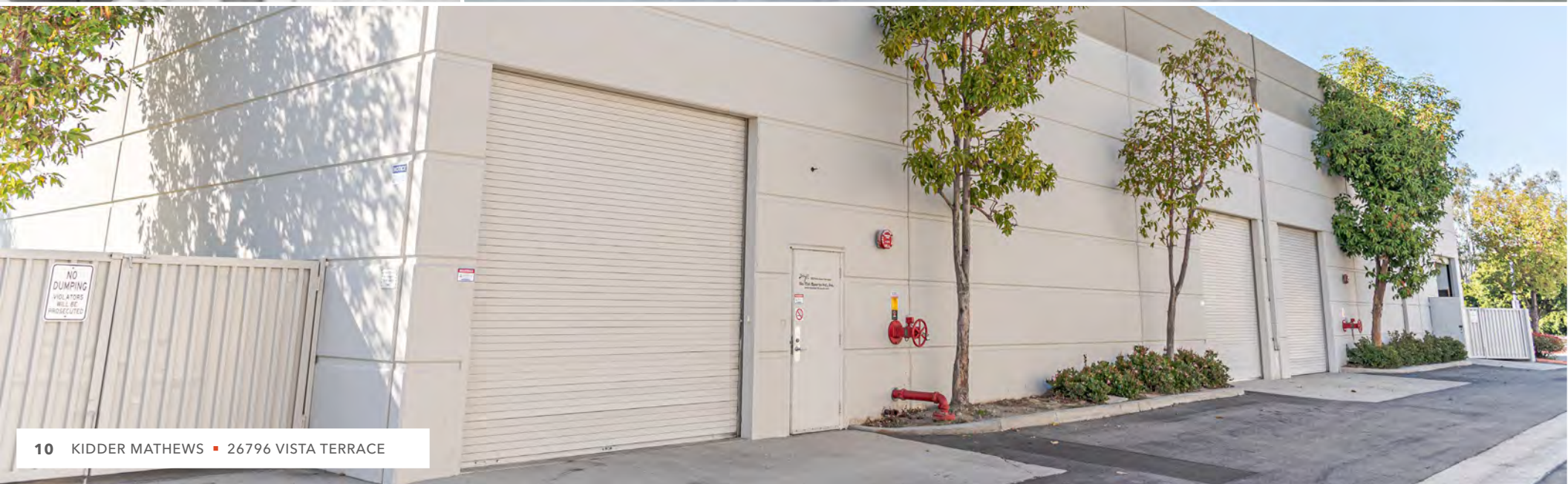




# FIRST FLOOR PLAN

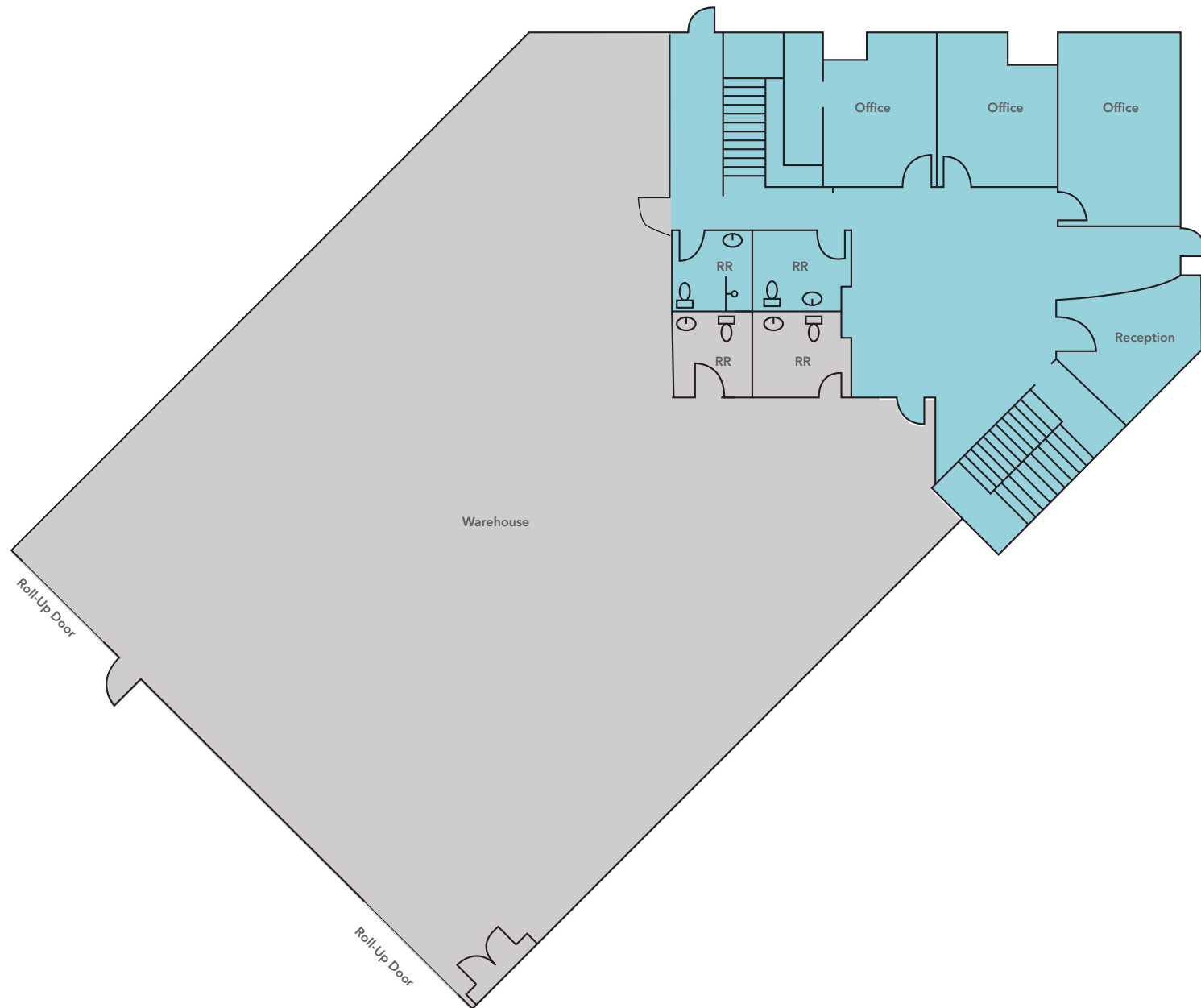




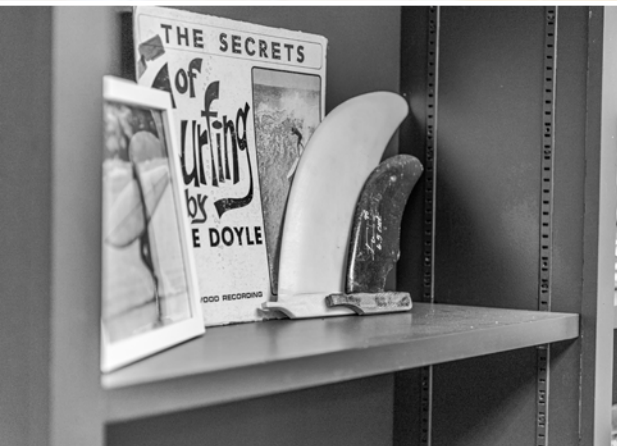




# CONCEPTUAL FLOOR PLAN (1ST FLOOR)

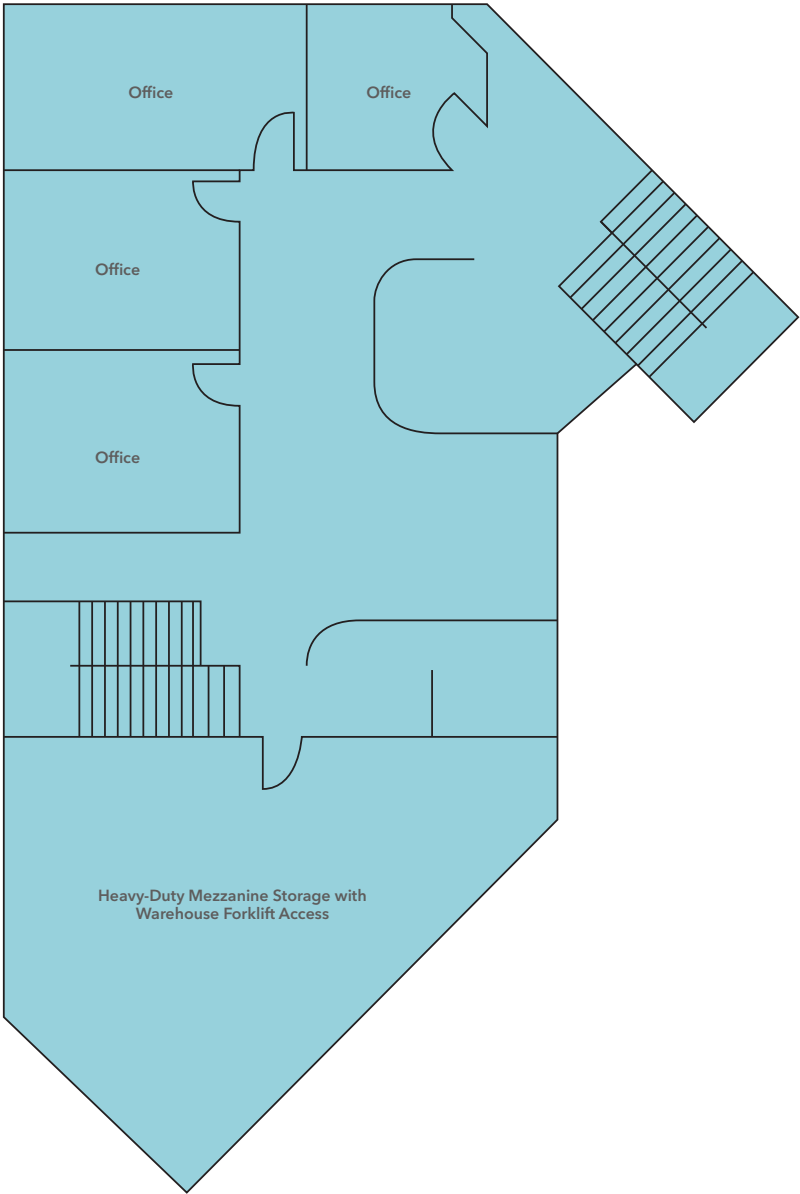








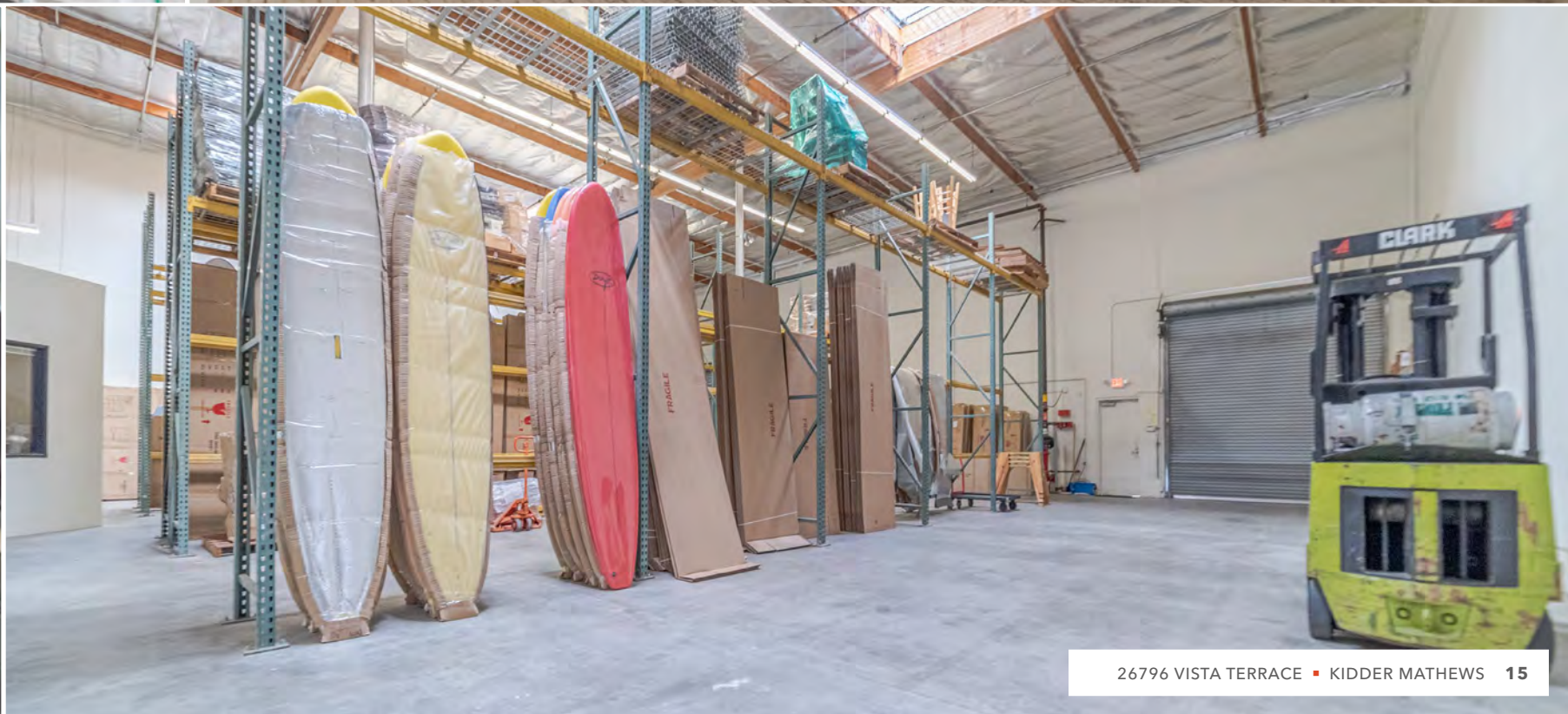
# SECOND FLOOR PLAN



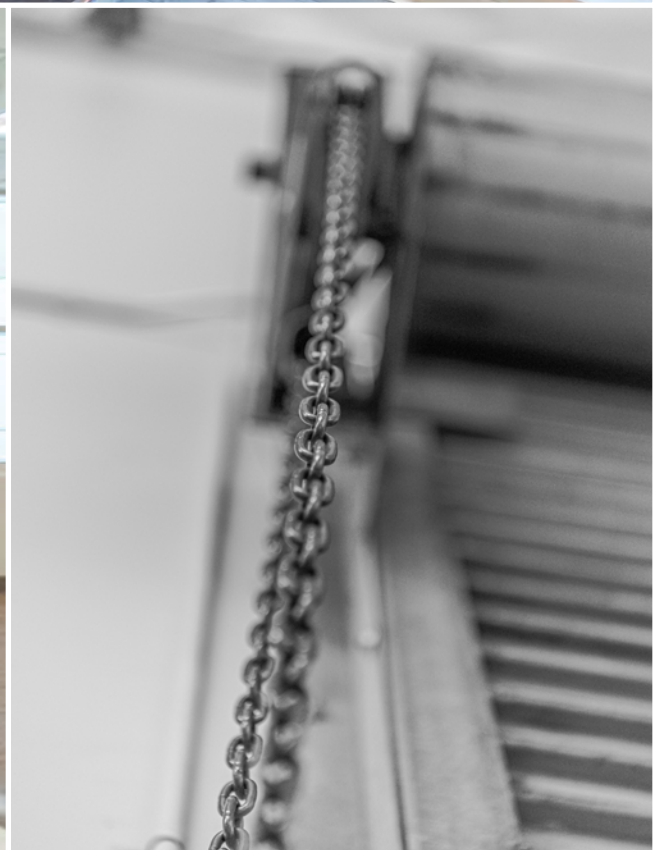




















**SUBJECT  
PROPERTY**

## For information, contact

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Scan for 360 Virtual  
Property Tour:



**KIDDER.COM**

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