

# 4,779 sq. ft.

## Office/Warehouse Building For Lease



1313 Calle Avanzado, San Clemente

- 1,259 sq. ft. single story office area
- 3,520 sq. ft. warehouse area
- Building top sign opportunity
- Ground level loading door
- 400 amp power
- 16' warehouse clearance
- Reception, 3 offices, 2 restrooms and warehouse area
- 14 parking stalls
- \$1.25 gross per sq. ft. (\$5,974) per month

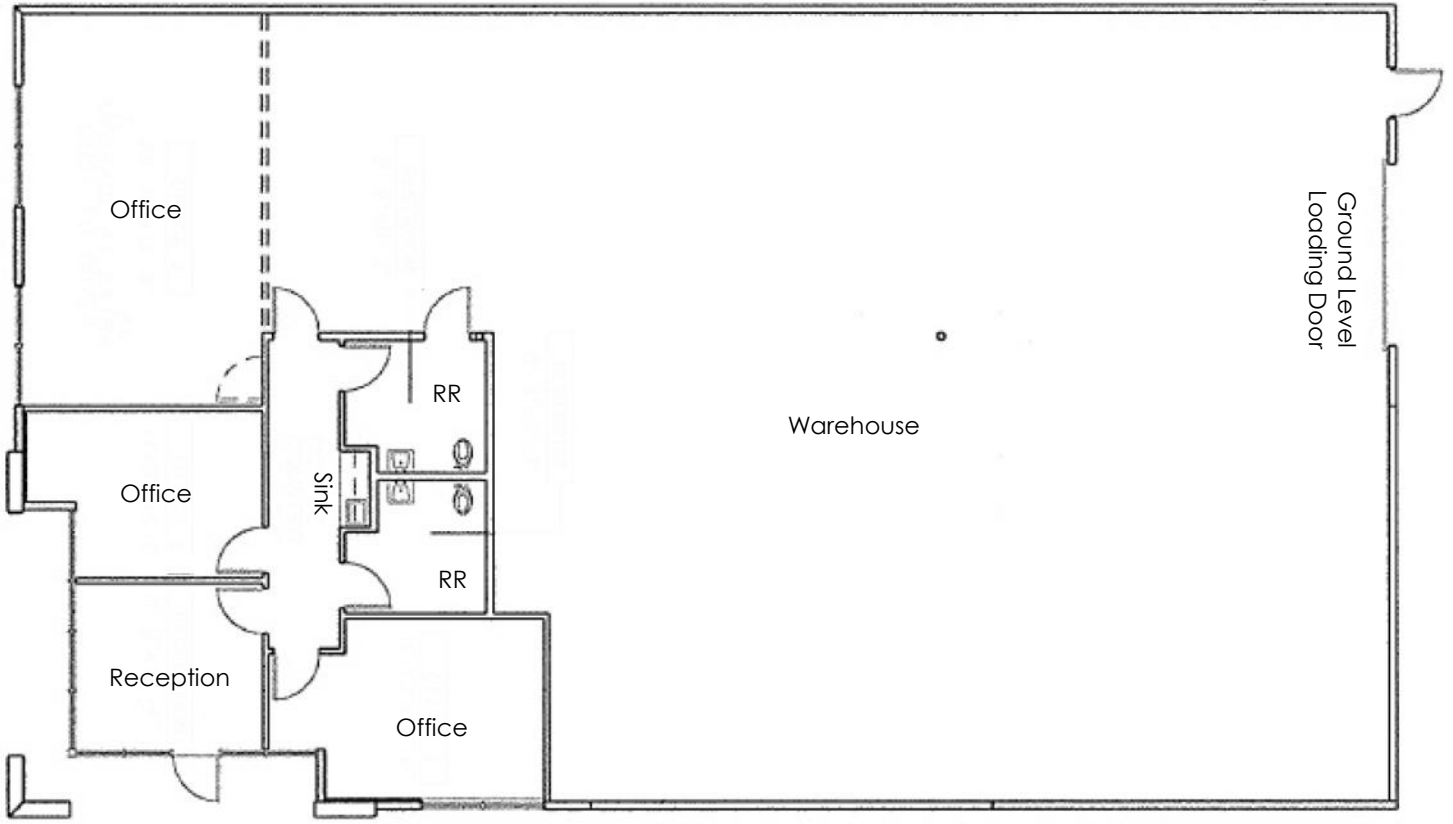
Rob Johnston  
Jim Wynne

**JOHNSTON PACIFIC**  
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