

13,400 sq. ft.

Office/Warehouse Building For Sale or Lease



185 Avenida La Pata San Clemente

- 7,263 SF office area
- 5,777 SF warehouse area
- Ground level loading door
- 400 AMP power supply
- Separate computer/phone room with CAT wiring to all offices
- 9 offices
- 5 restrooms, 1 shower
- Lunch room
- 2 conference rooms
- Open office area for modular furniture
- 6 A/C units
- Fiber optic wiring
- 36 parking stalls
- Ocean, golf course & mountain views
- Operable windows
- For sale at \$165 SF (\$2,211,000)
- Lease rate \$0.90 Gross SF (\$12,060/month)

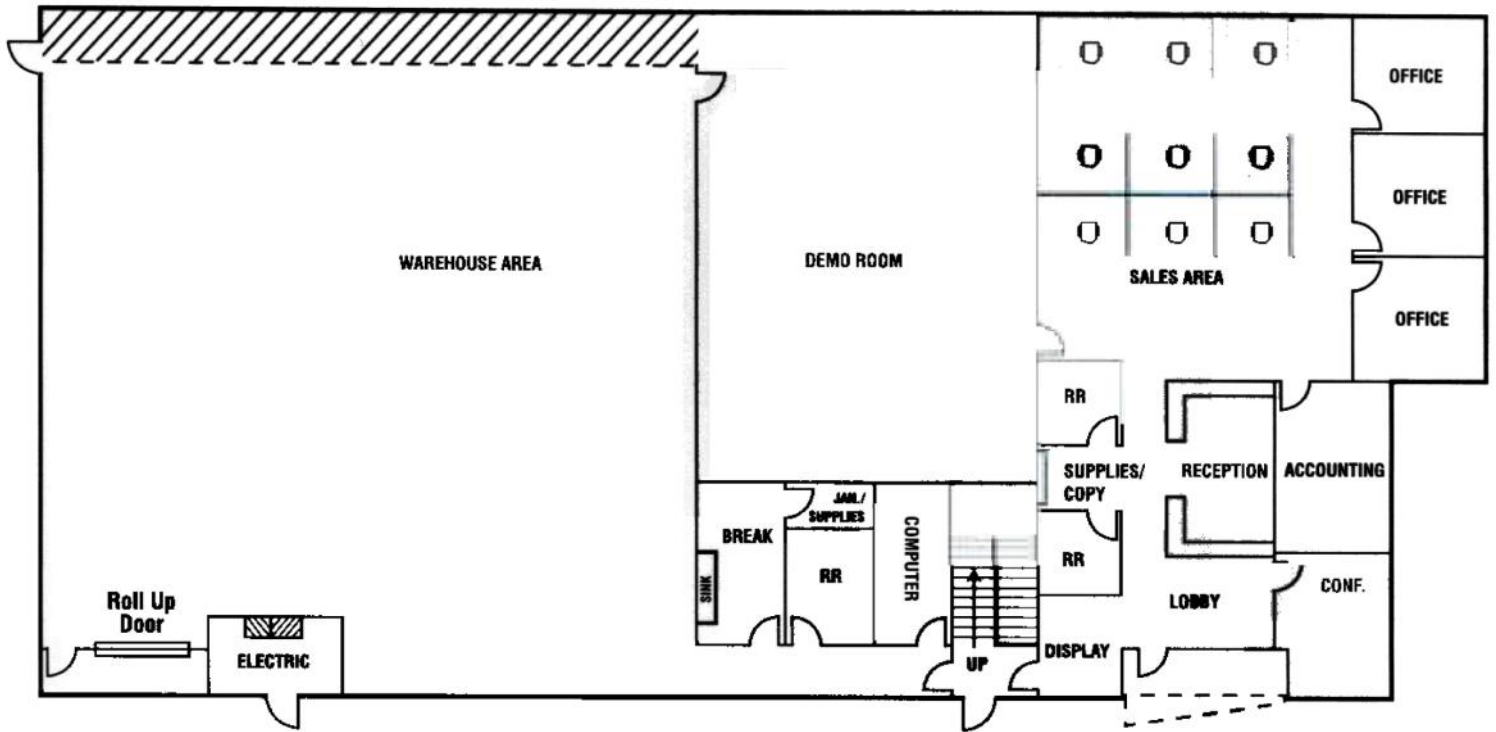
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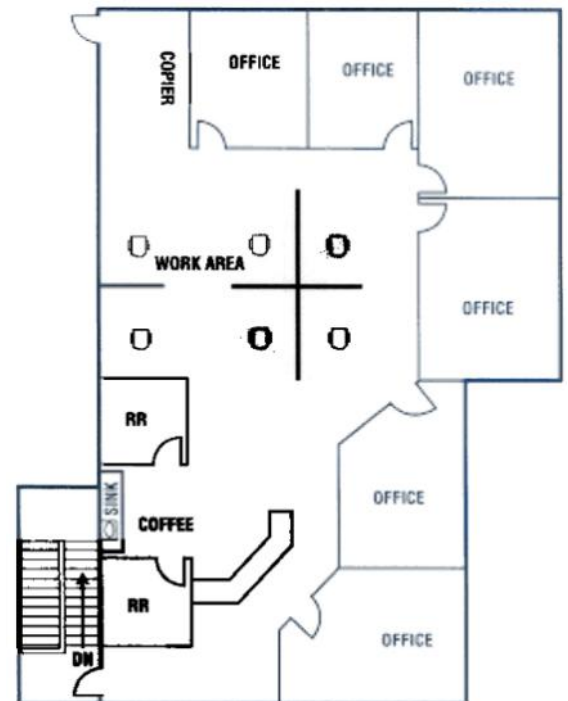
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185 Avenida La Pata, San Clemente

First Floor



Second Floor



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