

# 6,259 sq. ft. Industrial Condo For Sale or Lease



232 Ave. Fabricante, Unit 101, San Clemente

- Two-story office/warehouse condominium
- 3,621 sq. ft. office area with private upstairs offices and open office area
- Located in the Rancho San Clemente Business Park
- No Mello Roos!
- \$212.00 per sq. ft. (\$1,325,000)
- Lease rate \$1.05 Gross per sq. ft. (\$6,572 per month)

Rob Johnston • Jim Wynne

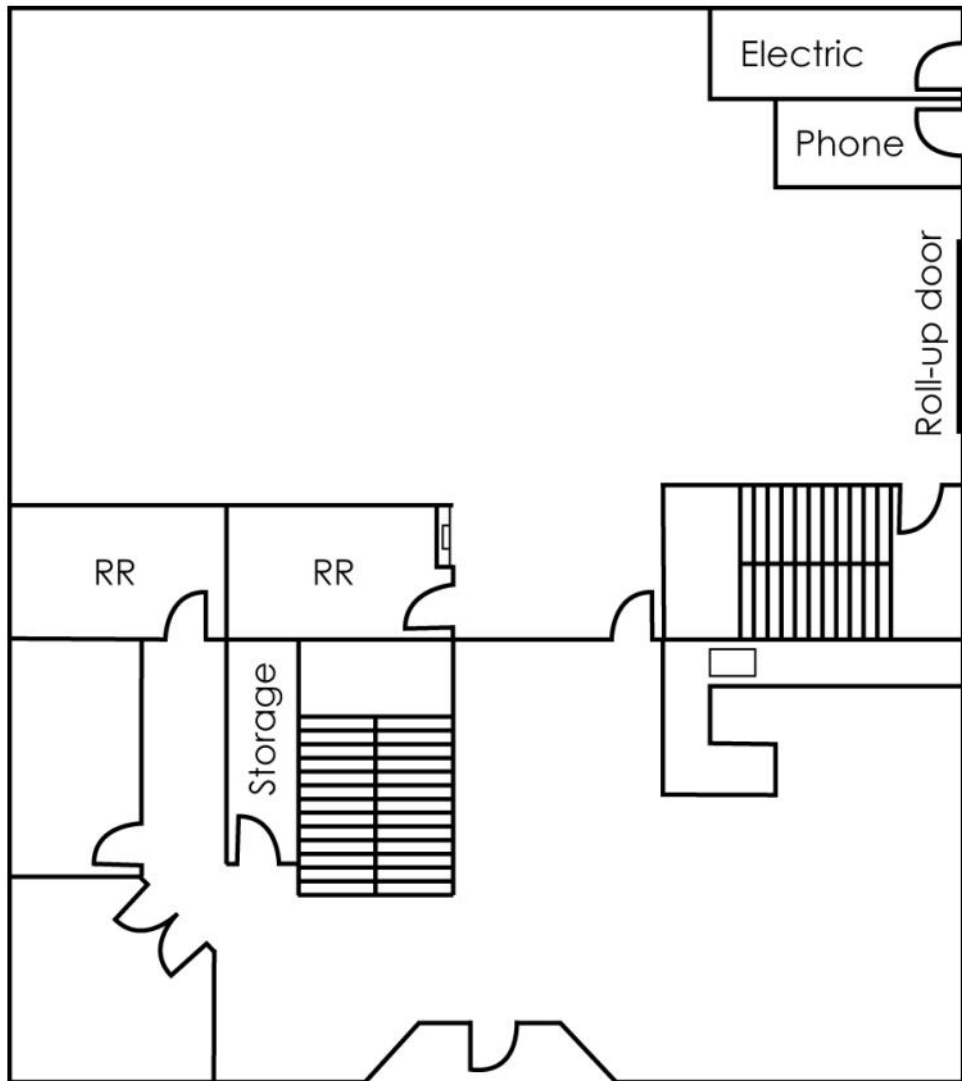
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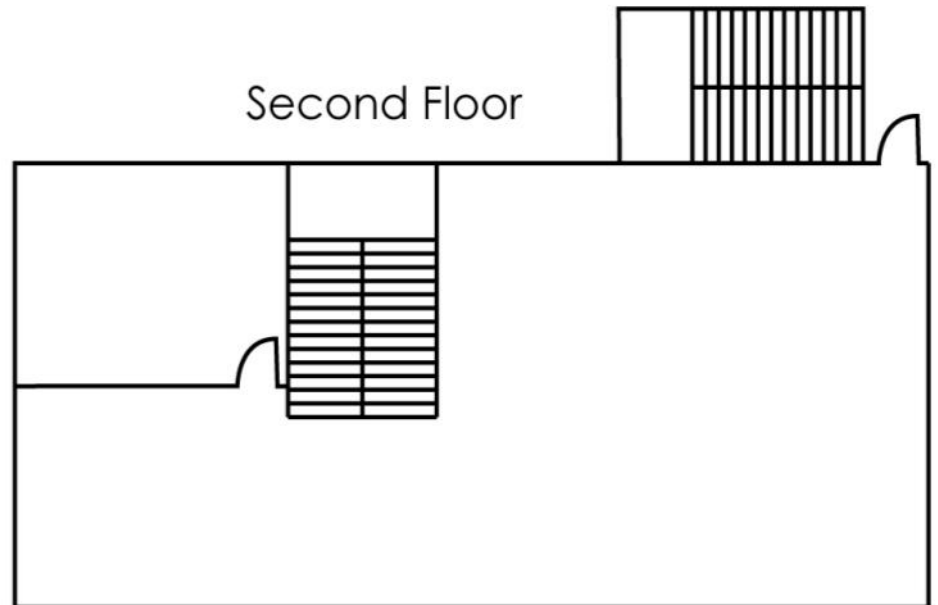
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232 Ave. Fabricante, Unit 101, San Clemente

First Floor



Second Floor



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