

# 16,997 sq. ft. Two-Story Industrial Building For Lease

## Floor Plans Can Be Customized For Your Needs!



971 Calle Negocio, San Clemente

- Approx. 16,997/SF Total Size
- Approx. 5,842 sq. ft. Of 23' High-Clearance Warehouse For Your Production Needs
- 44 Parking Spaces So Every Employee Can Access Work Happy and Hassle Free
- Free Mezzanine Storage
- Available March 1, 2018
- Approx. 9,356/SF Of Flexible Two-Story Office Space Ready To Fulfill The Creative Layout Your Company Deserves!
- Readily Accessible Street Parking
- Two Ground-Level Loading Doors For Increased Delivery and Pick Up Requirements

Rob Johnston  
Jim Wynne

**JOHNSTON PACIFIC**  
COMMERCIAL REAL ESTATE, INC.

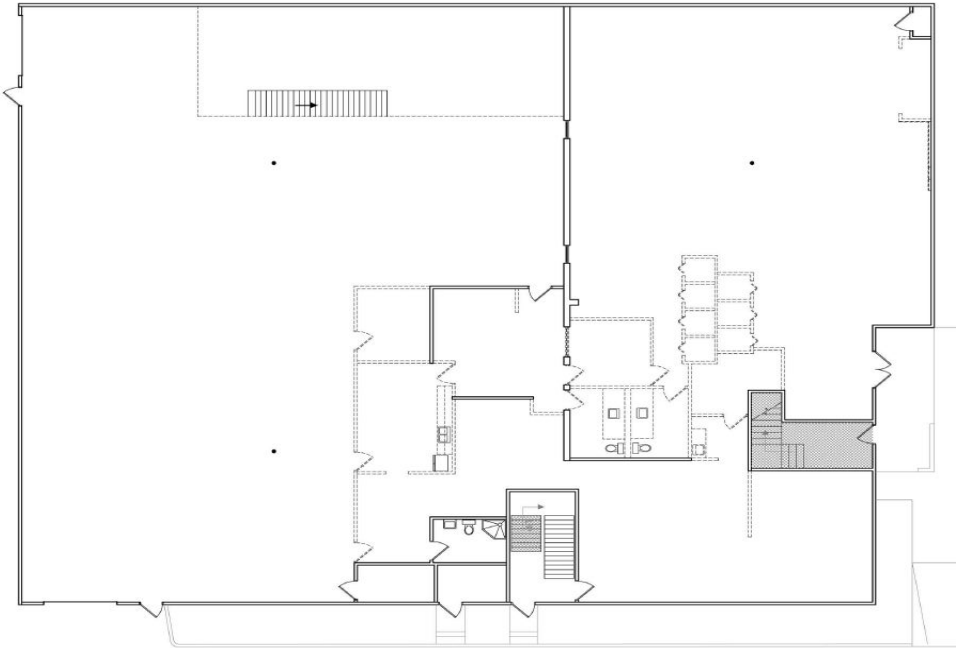
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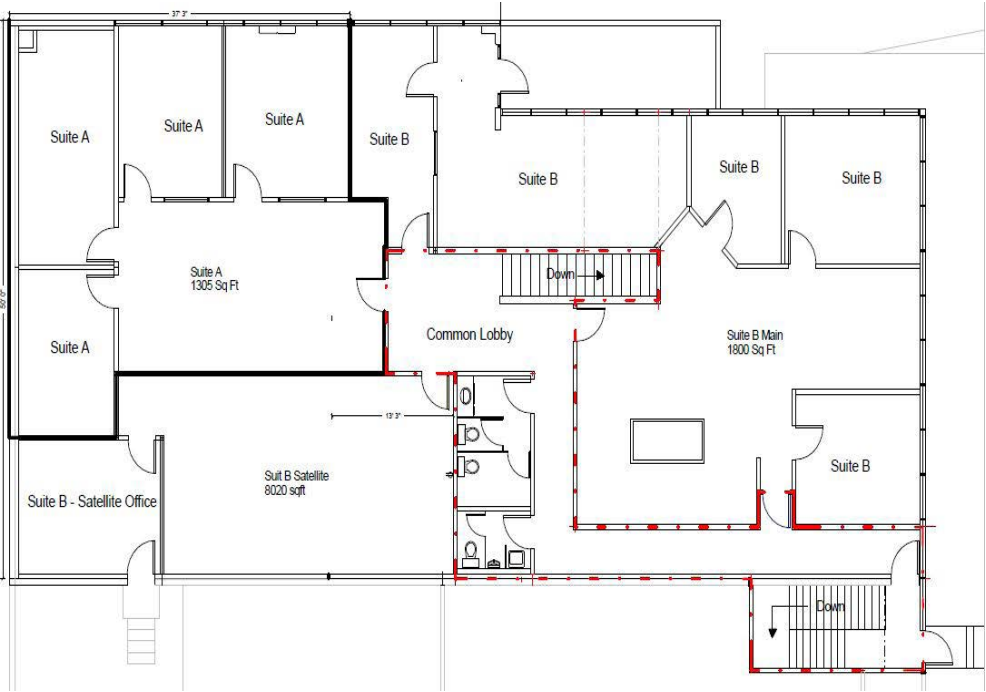
# 16,997 sq. ft. Industrial Building For Lease

971 Calle Negocio  
Approximate Floor Plans

First Floor



Second Floor



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jim@johnston-pacific.com

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