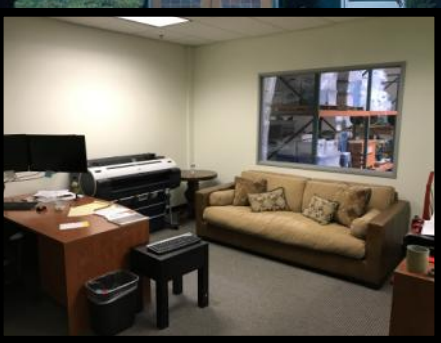


# 3,236 sq. ft. Office/Warehouse Condo **For Sale**

**SELLER  
FINANCING  
AVAILABLE  
IF NEEDED!!**



216 Fabricante #111, San Clemente

- 3,236 Total Sq. Ft. of Two-Story Industrial Space
  - 2,131 Total Sq. Ft. of Office Space
  - 1,105 Total Sq. Ft. of Warehouse Space
- Seller Financing Available! \*Note\* Please Do Not Disturb Occupant!
  - \$279 Per Sq. Ft. (\$902,844)
- Multiple Private Offices, Warehouse Space, Open Office Area, Reception, Restrooms, Shower, Break Area, and Crank-To-Open Window!
  - Amazing View of Business Park and Surrounding Areas



Rob Johnston  
Jim Wynne

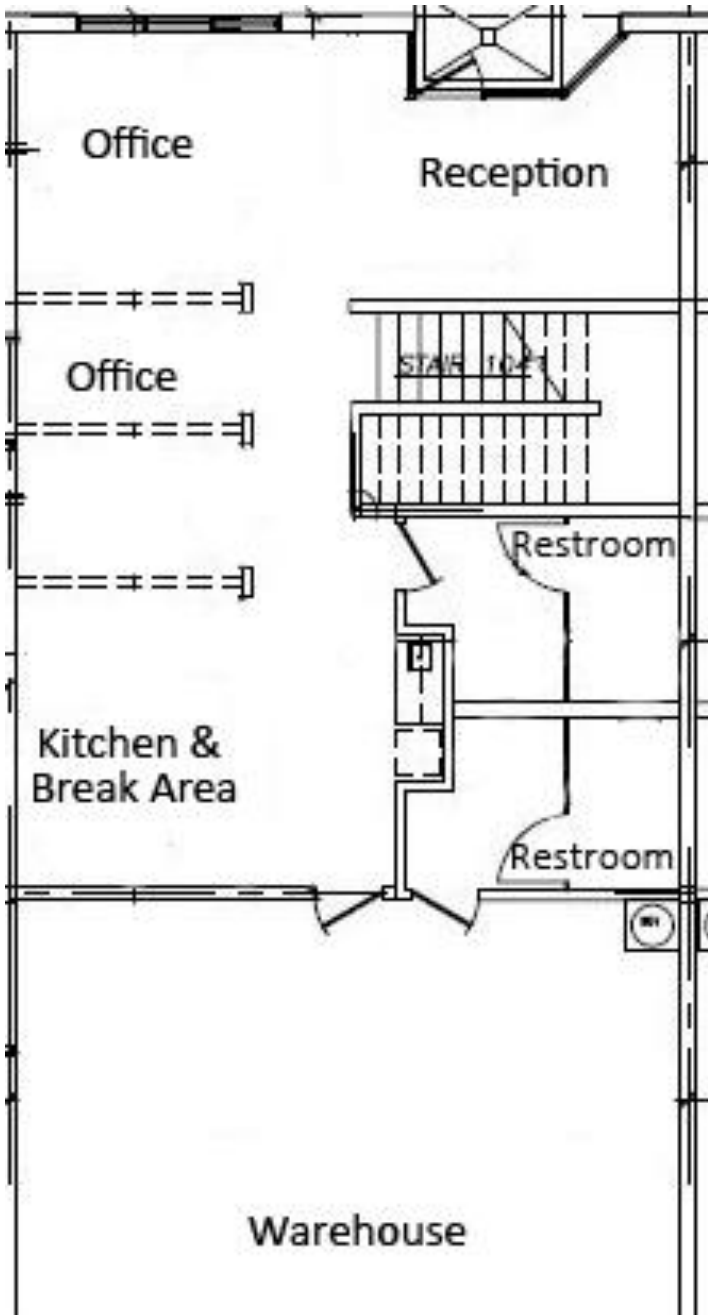
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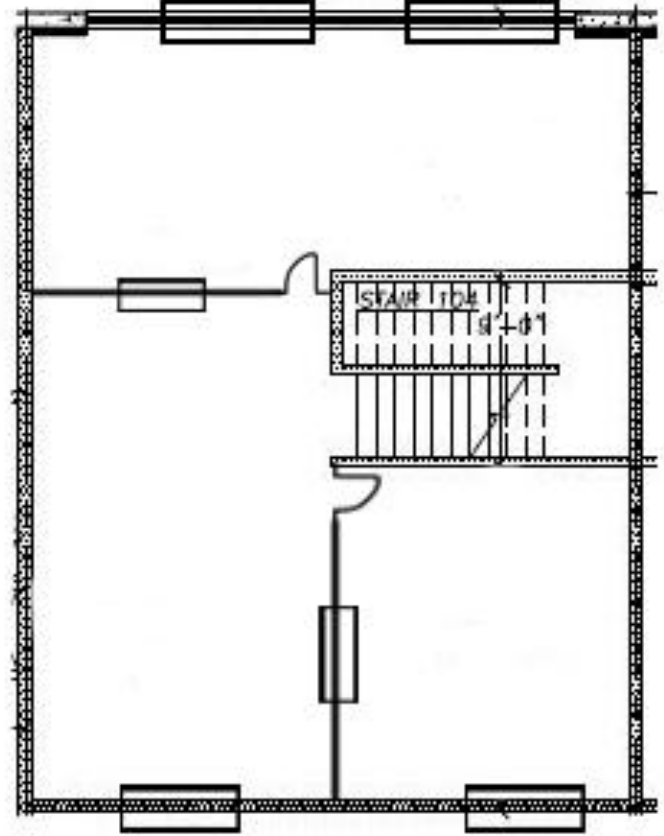
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216 Fabricante, #111, San Clemente

First Floor



Second Floor



Rob Johnston  
Jim Wynne

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