

Just  
Listed

4,441 sq. ft.

## Office/Warehouse Condo For Sale

- 1,800 sq. ft. two story office area
- 2,641 sq. ft. warehouse
- Corner unit with extra glass
- 25' warehouse clearance
- 14' x 14' roll-up door
- Newer construction
- **Lease terms also available**



**WELLS  
FARGO**

Rick Bach  
Commercial Loan Officer  
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#1 SBA Lender in the Nation



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

Rob Johnston  
Commercial Broker

949-366-2020

rob@johnston-pacific.com

Dock High  
Loading

10,606 sq. ft.

## Freestanding Office/Warehouse Building For Sale

- 2,292 sq. ft. two story office area
- 8,314 sq. ft. warehouse
- Dock high & ground level loading doors
- 24' warehouse clearance
- H-2 rated warehouse
- H-3 rated manufacturing area
- Containment area in warehouse
- Wet labs throughout
- Ideal uses include: pharmaceutical, food & chemical



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