



4,070 sq. ft.

Industrial Property For Sale

- Two story office/warehouse condominium
- 25' warehouse clearance
- Ground level loading door
- Newer construction with extended glass line
- Low property tax rate

Rob Johnston
949-366-2020

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

www.johnston-pacific.com
License #01121630



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U.S. POSTAGE
PAID
Laguna Niguel, CA
PERMIT NO. 400

Invest in your own commercial property.

Secure your monthly payment while rents continue to rise.

Sample Purchase Scenario:

Purchase Price \$875,050 (\$215 per sq. ft.)
 Down Payment \$131,257 (15%)
 Loan Amount \$743,792
Monthly Payment* **\$4,348 (\$1.07 per sq. ft.)**

Other Charges:

Monthly Property Tax \$762 (approx.)
 Monthly Assoc. Fees* \$611
 Mello Roos \$0

*Monthly mortgage payment is based on 5% interest rate amortized and due in 25 years.
 *Included in association fees are costs such as property insurance, trash, water, landscaping, exterior painting, roof and parking lot maintenance.

To learn more about this property, to schedule a tour and to discuss the benefits of owning commercial property, please call Rob Johnston today at 949-366-2020.

